

BOSTON PUBLIC LIBRARY



3 9999 06585 533 8

GOVDOC

BRA

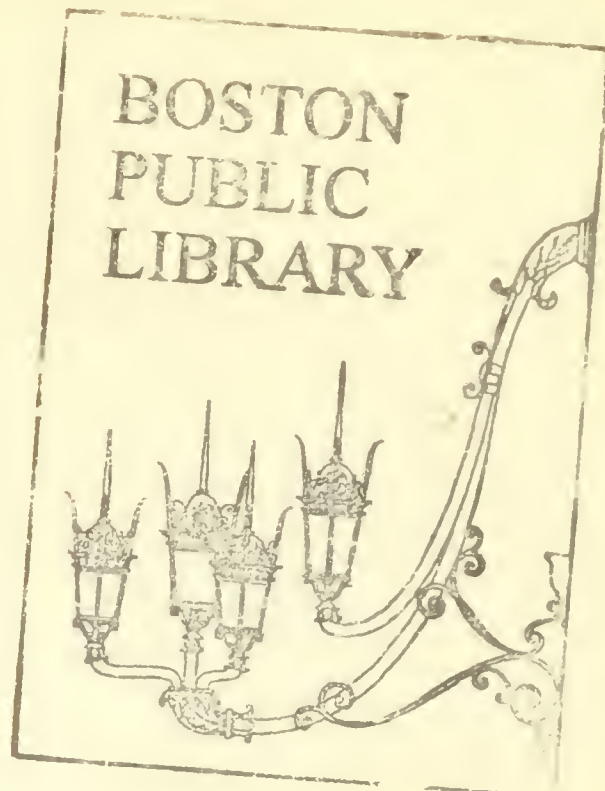
5011

South END - CAMFIELD
Boston GARDENS

BOSTON
PUBLIC
LIBRARY



9405-25



CAMFIELD GARDENS: SITE ANALYSIS



SITE PLANNING 11.31

MAY 1973

**JARL BASNETT
BEVERLY HERBERT
CHUCK LAVEN
GENE SLATER
KAREN WHEELER**

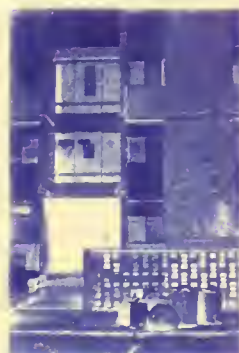
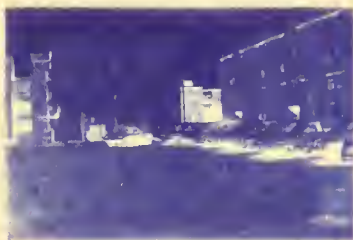


CAMPBELL, DANIEL: THE ANALYSIS

1872
Jesse D. ...
No. 3005

THE CAMPBELL
MAY 1872

LAW, DANIEL
RENEWED
CHURCH & STATE
LAW, DANIEL
LAW, DANIEL





Digitized by the Internet Archive
in 2012 with funding from
Boston Public Library

<http://www.archive.org/details/camfieldgardenss00basn>

CAMFIELD GARDENS: Basic Information

Camfield Gardens is a 221 d3 Federally subsidized housing project in Boston's South End. It occupies the block between Tremont and Shawmut, Camden and Lenox Streets.

Tenants have moderate to low income, as set by occupancy laws. Most are blacks.

There are 136 rental apartments whose sizes range from one to four bedrooms. These are stacked in two's and three's and are connected to like units by a common glass-walled stairwell; these concrete panelled clusters are multiplied and connected to form five "buildings" on the four-acre site. The buildings form L's and U's which, when grouped, define courtyards and parking lot areas between.

CONTENTS OF REPORT:

Surrounding Neighborhood

Demographic Information

Development History

Site and Structures

Public and Private Spaces

Surfaces

Site Details

Circulation, Fencing

Services and Organizations

Adaptations, Fit, Misfit

Activity Mapping

Summary: Qualities

Appendix: Exhibit A (BRA Development Criteria)

Surrounding Area

The South End.

The South End has been a relatively poor and predominantly black community. The neighborhood surrounding Camfield Gardens, like the whole South End, is marked by transition and urban renewal. Rehabilitation takes place alongside abandonment; commercial can no longer be supported in one place while new businesses crop up close by.

It is the closest neighborhood to the west of the Christian Science, Prudential, and NEMC complexes, which represent large public investment. The orientation is then in-town and seemingly upward in quality.

Immediate Surroundings.

Camfield Gardens joins 3 ROXSE projects as recent examples of 221 d3 Federally subsidized housing. Pre-existing public housing adjoins the Camfield lot. Private rehabs of the original brick rowhouse pattern occurs from Northampton St. east. There are many vacant buildings around. To the southwest, stretches of cleared land, scheduled for future housing and recreation, form a boundary to the neighborhood.

Recreation.

Most play spaces occur within the housing projects, though there are a few playgrounds and tennis courts off Columbus Ave. Vacant lots, when not fenced, are also used.

Industrial and Commercial Activity.

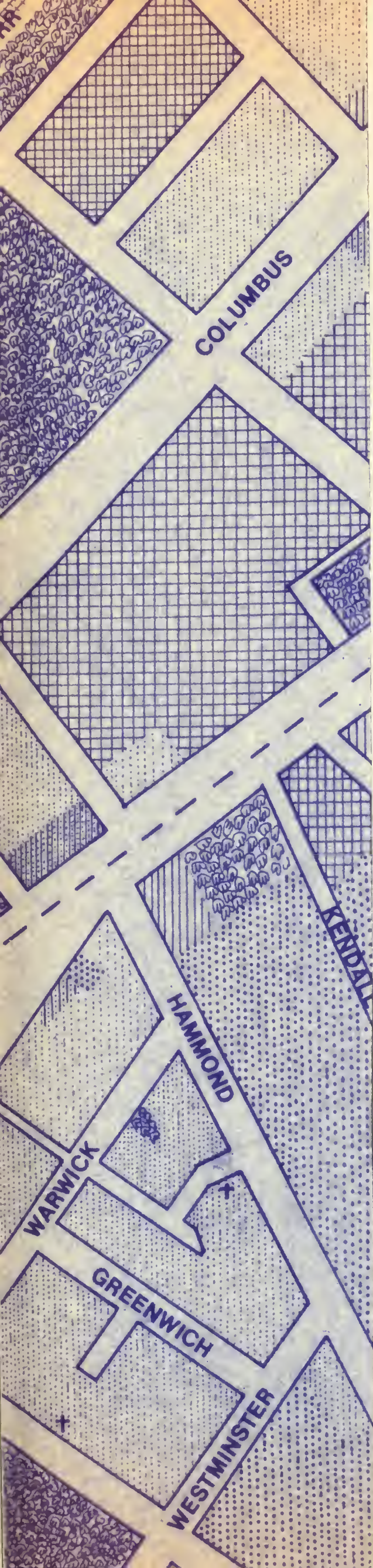
Most industrial property is vacant, particularly a large factory on Tremont. Aside from a supermarket to the west on Tremont, most commercial activity is not merchandising but service oriented, i.e. barbers and beauty salons, restaurants, bars.

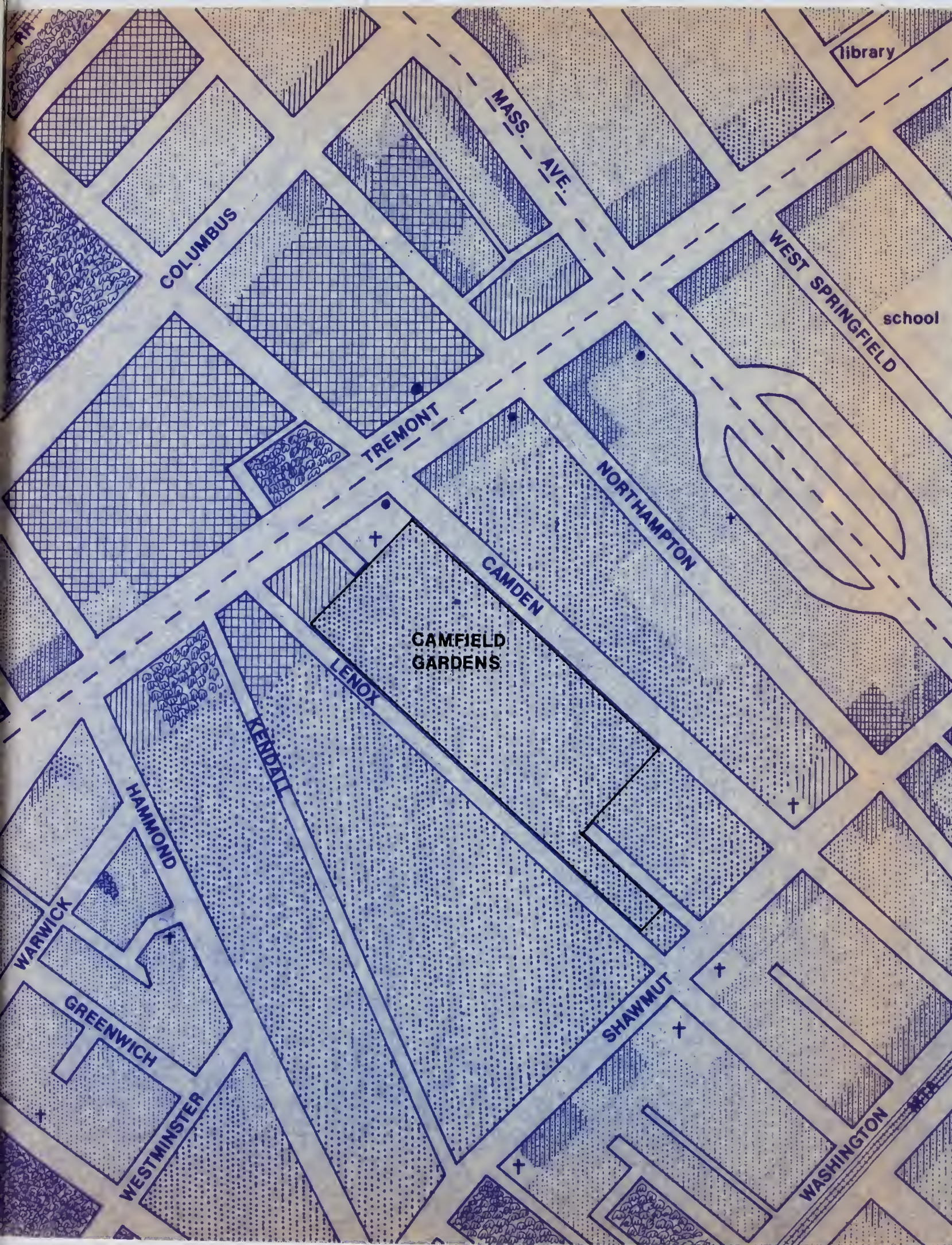
Institutions.

Two SNAP offices are nearby; these form a focus of activity. An NAACP office and a veterans' bureau are also close. The Joseph Hurley School is the nearest elementary school. There are churches spread throughout the area.





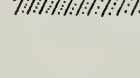



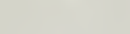
Transportation.

The project lies between the Washington St. elevated subway (Orange Line) and the railway where it is scheduled to be relocated. Busses run along Tremont St. and Mass. Ave.





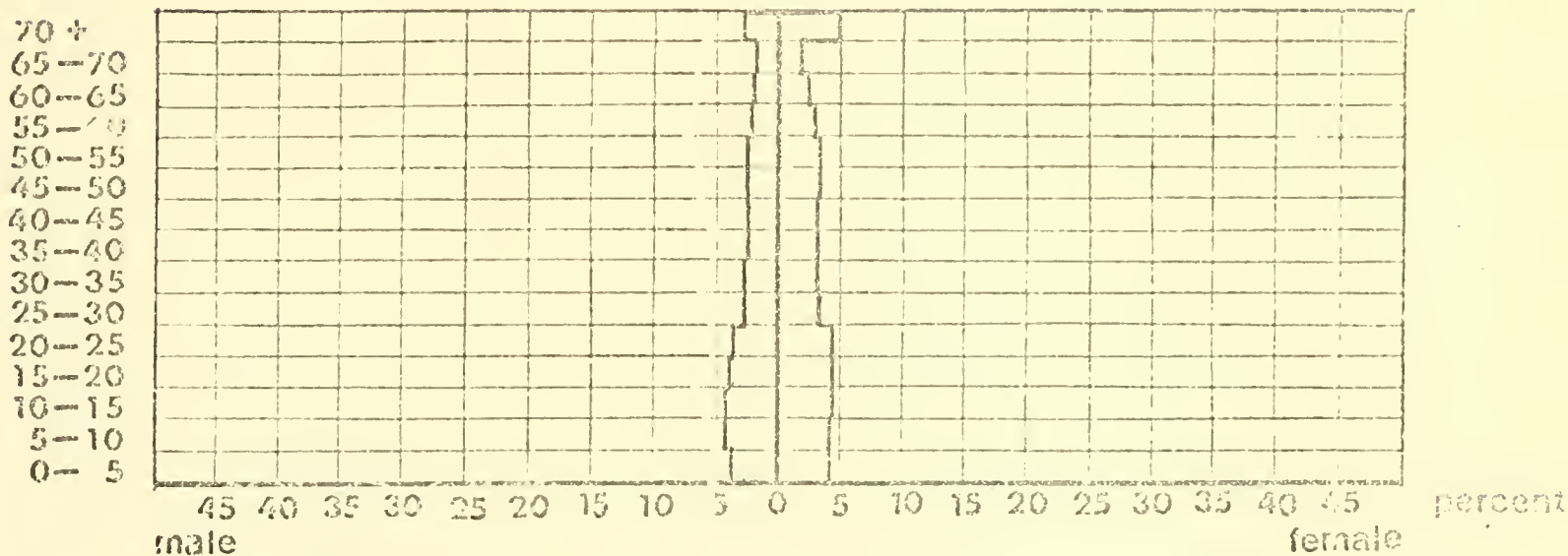
KEY

-  Old residential pattern
-  Public Housing
-  Commercial
-  Commercial on bottom floor(s) of residential
-  Industrial
-  Recreation and open space
-  Church
-  Social institution (SNAP, NAACP)
-  Bus route

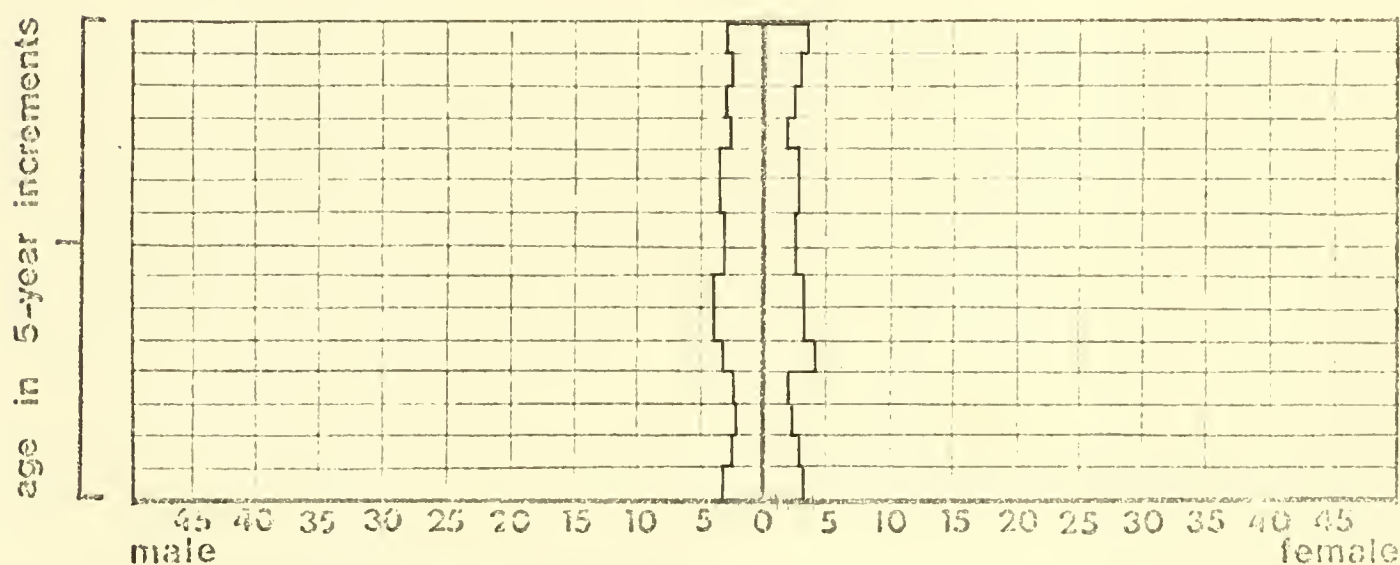
SCALE: 1" = 1000'



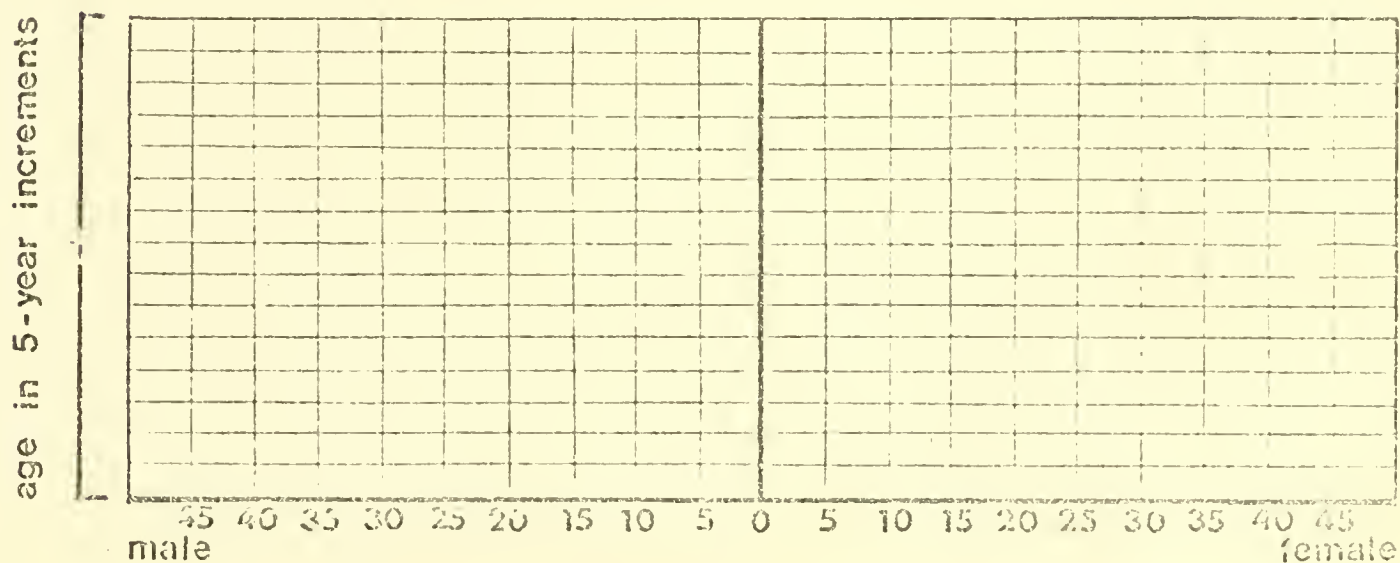
A. AGE - SEX PYRAMIDS



1. metropolitan area

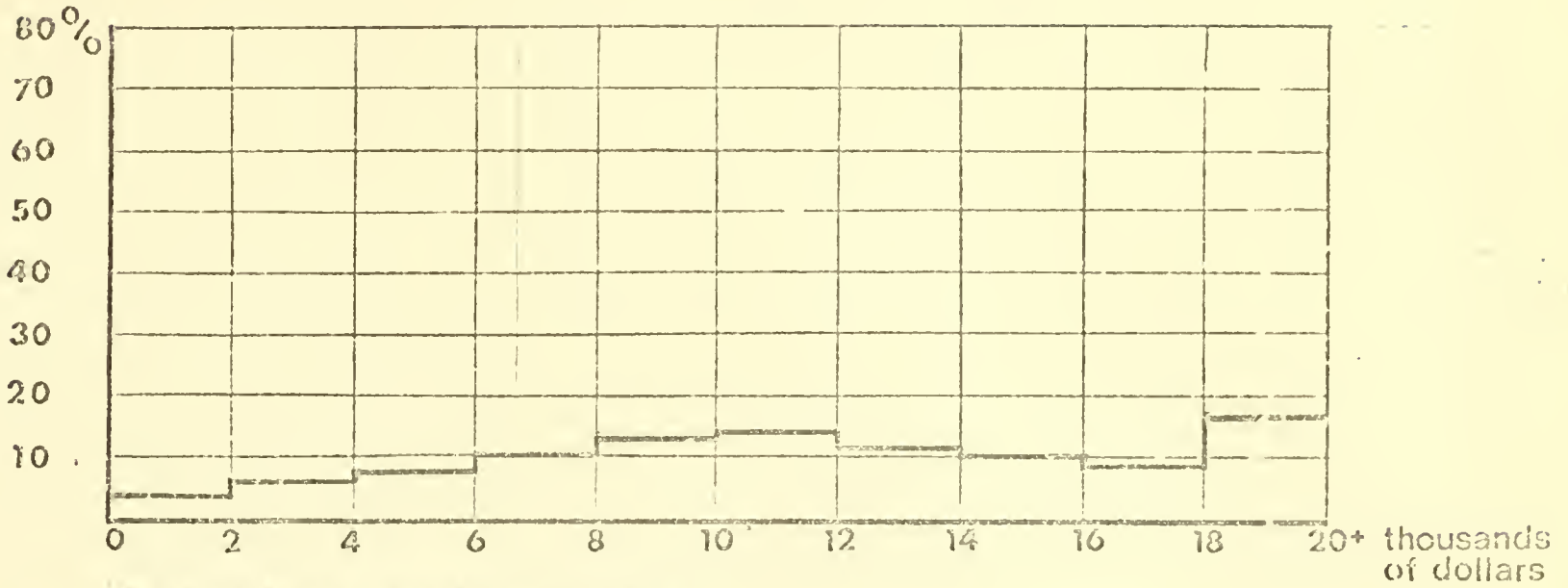


2 surrounding locality (Tracts 709, 805)

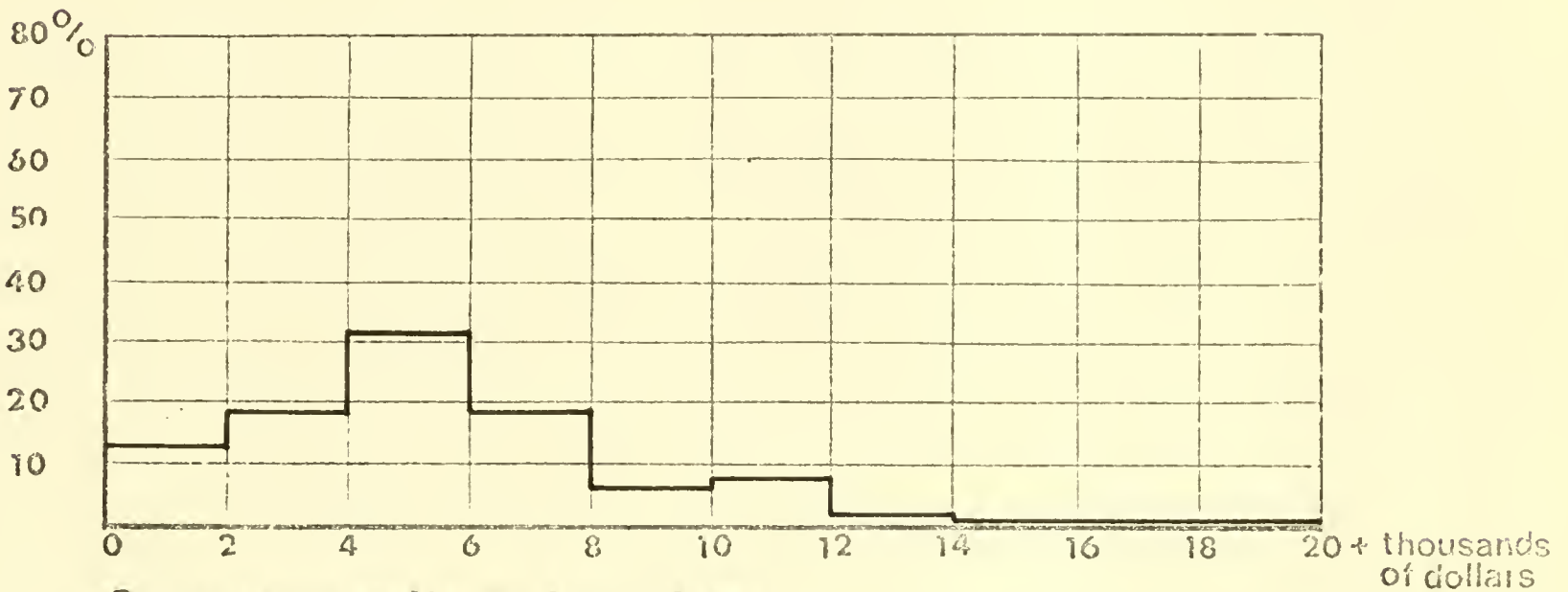


3. site NO INFO.

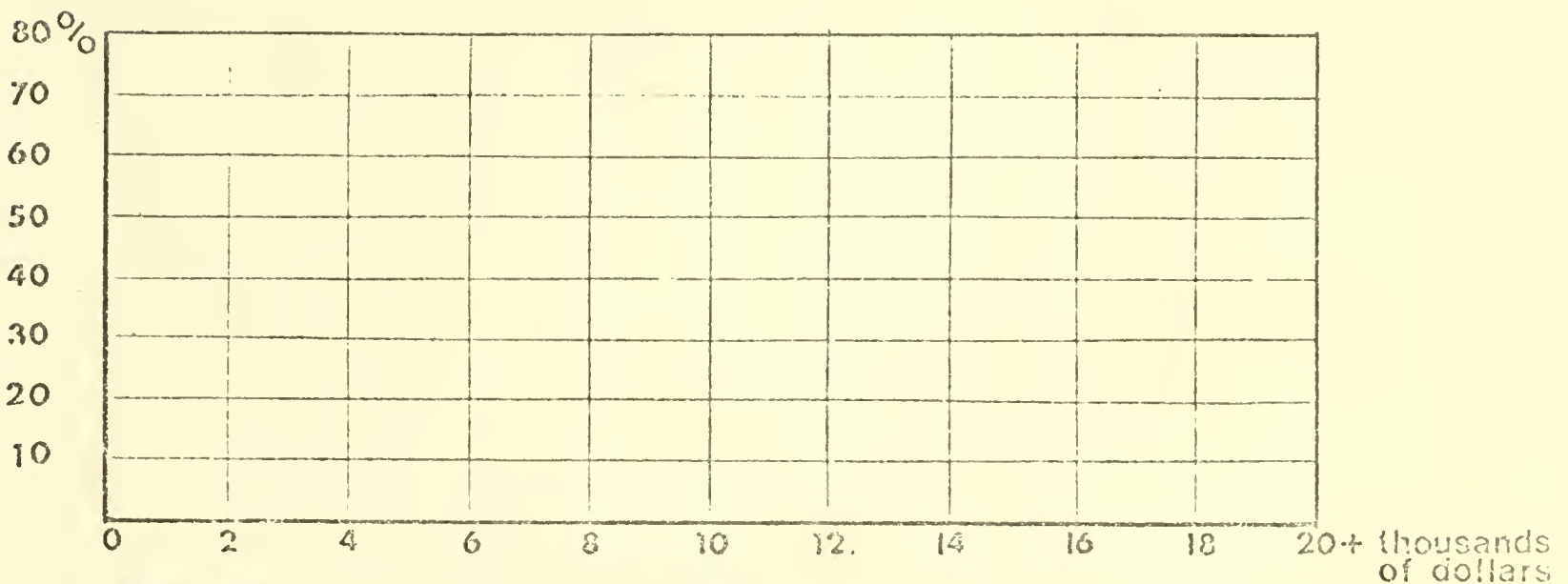
B. INCOME BY HOUSEHOLD



1. metropolitan area

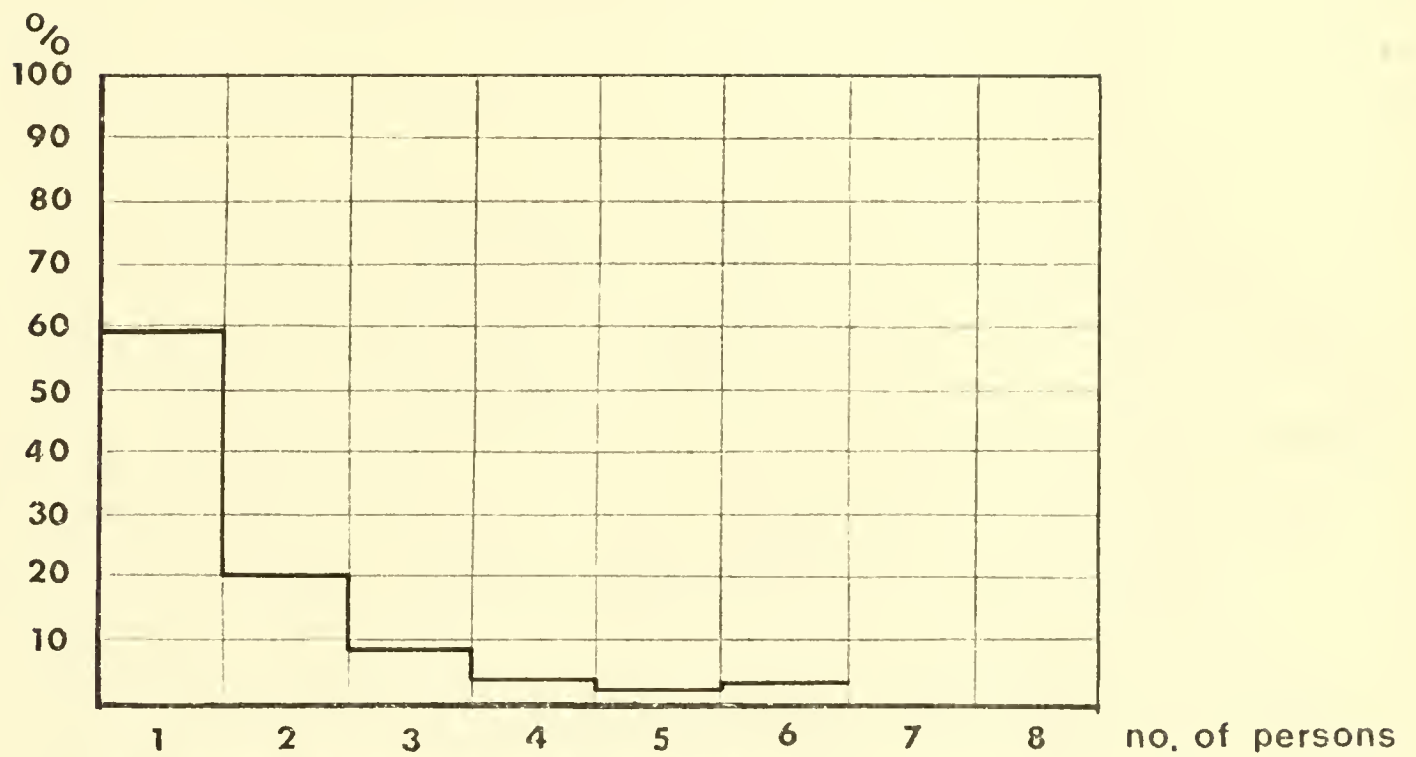


2. surrounding locality

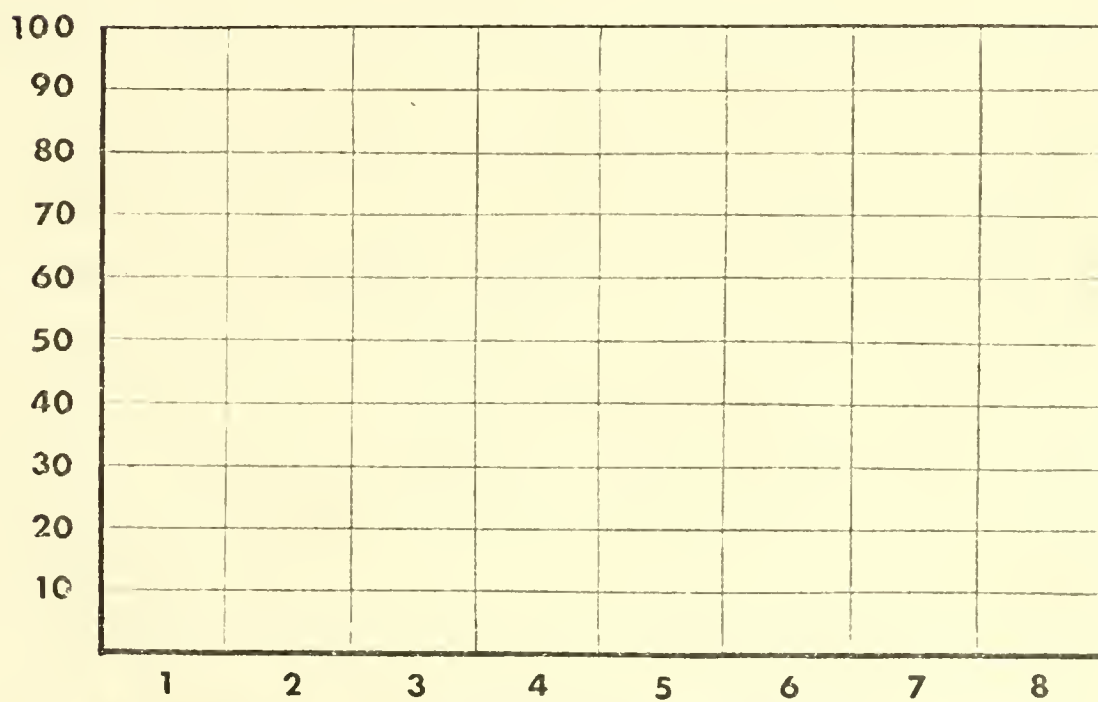


3. site
Regulated income limit
NO SPECIFIC INFO.

C. FAMILY SIZE



1. surrounding locality



2. site Federal occupancy rules
NO SITE INFO.

DEVELOPMENT HISTORY

The site upon which Camfield Gardens sits and the project itself have a rather interesting development history. Originally designated and cleared as an Urban Renewal Area by the Boston Redevelopment Authority during the early sixties, all relocation was handled by that authority prior to the conception of the Camfield Gardens project. During 1967-1968, The People's Baptist Church, a predominantly black church located at the corner of Tremont and Camden Streets, motivated at once by social concerns, investment considerations, and environmental decisions (for their church), began to have designs on the immediately abutting Urban Renewal cleared lands. They emerged with the initial proposal for Camfield Gardens.

Having conceived the project, People's Baptist then commissioned Mr. Henry Boles, a black architect, to represent them in that capacity. The next step was to get B.R.A. approval for the project and themselves designated as developer. This was achieved along with an accomodating zoning change from H-2, L-2 along Tremont, to H-3, L-2 along Tremont*, subject to the B.R.A. stipulations on area development (i.e. private outdoor space was to be provided for each unit of family housing, vehicular access from Camden street was limited to no more than two locations and three locations from Lennox

*H indicates zoning for apartment buildings, the digit represents F.A.R.
L indicates local business

street , private storage facilities to be provided for each unit . etc.-see Exhibit A). In addition, the B.R.A. required that thirty percent of the units be turned over to the Boston Housing Authority, (this is an arrangement whereby the management exchanges control over the units to the B.H.A. in return for a rent subsidy on the units equivalent to the balance of the rent over twenty-five percent of the B.H.A. -designated tenant's monthly income). The functional effect of this last decision was that thirty percent of the project would thus become low-income and the balance, moderate-income units.

After receiving B.R.A.- Urban Renewal designation as developer, and purchasing the site at the writedown price early in 1969, the church approached United Community Developers (hereinafter, U.C.D.) to act as their housing consultants. U.C.D. is a minority-owned development operation grossing from one to ten million dollars in work per year. The operation is headed by Mr. Larry Smith, a black majority stockholder, has (today) about ten employees, and is now some four years old. When initially approached by the church to act as consultant on the project, U.C.D. was billed and compensated as consultant ~~on the project~~ (to conform to B.R.A.-Federal regulations), but as a practical matter, did most of the development work for the inexperienced church-owner group.

Armed with their total development team and initial project plan, the group then addressed the question of financing. Section 221d(3) of the National Housing Act was decided upon. This section provides for an indirect rent subsidy through a mortgage writedown to ~~three~~ percent in return for income ceilings on the classes of tenants to be allowed

in the development. After considerable red tape was endured with the B.H.A., the B.R.A., the F.H.A., Fannie Mae (the Federal National Mortgage Association) and Jennie Mae (the Government National Mortgage Association) an initial mortgage of \$3,017,000 was secured to finance the project. Unfortunately, the lowest bid on the site ran \$220,000 over the mortgage amount (and the Church's equity). Poley-Abrams, the general contractor, accordingly asked the developer(s) to attempt to renegotiate the mortgage amount. After considerable hassle with the aforementioned agencies, the mortgage was renegotiated at \$3,237,000. However, \$150,000 had been expended in the process of renegotiation, and some \$348,000 in costs were disallowed at final closing on the project. Therefore, to say the least, Poley-Abrams took a loss on the job, but it's losses would have been greater still had the mortgage not been renegotiated.

As if all this weren't enough, problems arose around actual construction on the site. This being one of the initial construction jobs under UrbanRenewal in the Minority community, minority groups were still vying for control of minority labor supply. This fact, compounded with the more massive problem of minorities vis-a vis overwhelmingly white unions in general, resulted in four dynamitings, three heart attacks, one ice-picking and four deaths during construction. One can easily imagine the effect this had on the original construction timetable and the contractor's costs, which were already in the red. To twist the salted knife, the B.R.A.-management-developer entity still holds certain escrow monies and requires the contractor to make certain repairs on the site before final payment will be made.

As for management, the church secured Bennington Management and Realty, Inc., a subsidiary of United Community Developers. This company was originally set up to manage federal and state subsidized low and moderate income units. According to the present manager, Mr. Dennis Butts, Bennington still deals with low and moderate income units - exclusively, but a profile of the company, put out by the company and secured from another source, states:

In developing our procedures and philosophies , we discovered that many of the same concepts applicable to managing subsidized developments were also very apropos to the management of higher-rent units. As a result, Bennington is now involved in the management of all types of rental units.

Somebody isn't telling the whole story. Be that as it may, Bennington is the Manager of Camfield Gardens.

The tenant selection parameters for the 70% non-B.H.A. units are dictated mainly by the 221d(3) guidelines which sets income limits as follows:

| | |
|--------------------------|---------|
| One person----- | \$6,950 |
| Two persons----- | 8,400 |
| Three, Four persons----- | 9,900 |
| Five, Six persons----- | 11,400 |
| Seven plus persons----- | 12,850 |

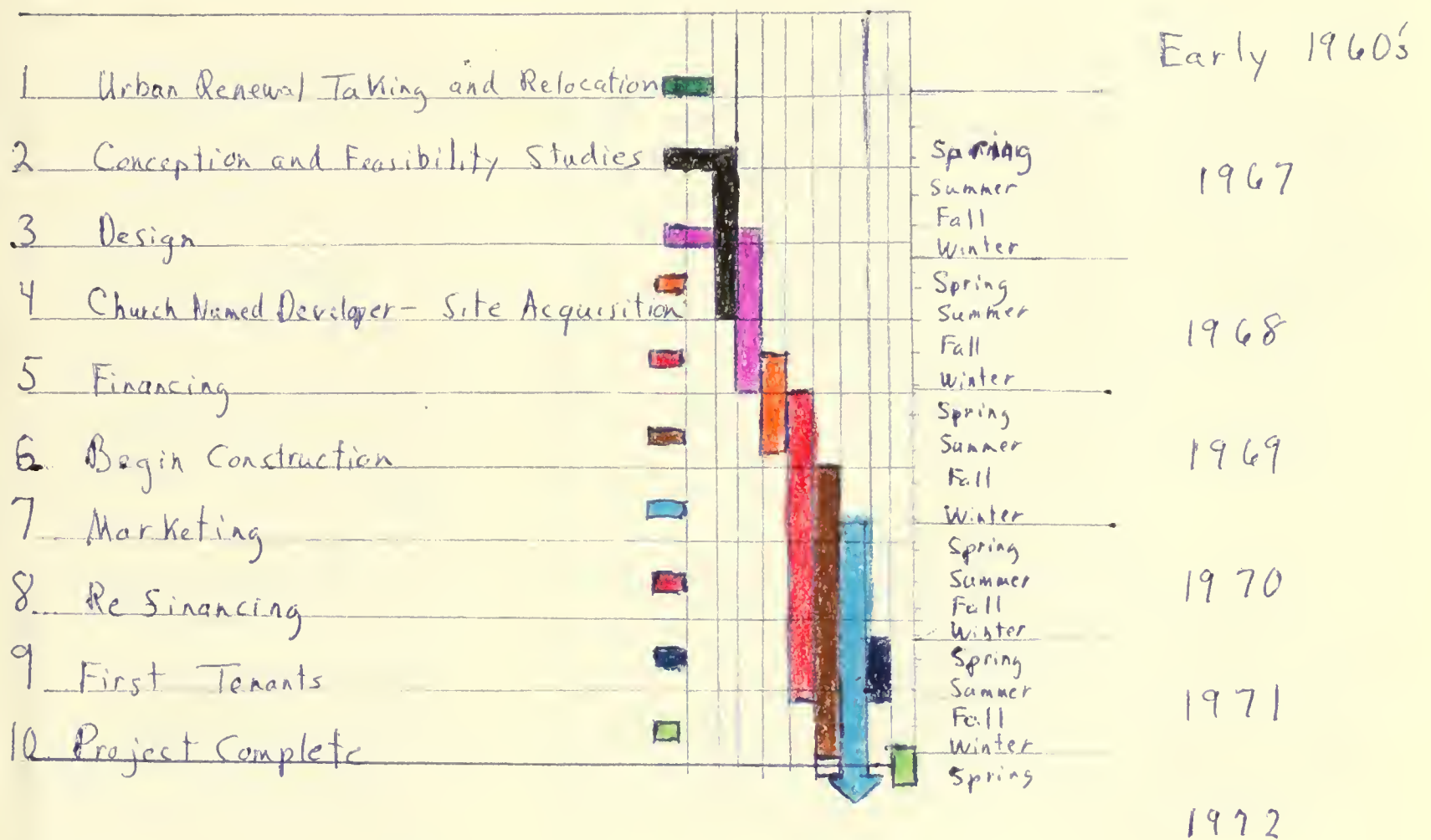
These limits are strictly adhered to when tenants initially apply for the units along with credit checks administered by Bennington. Once a tenant, however, if a tenants income goes over the limit, this is usually overlooked. B.R.A. South End specifications stipulate that the displaced original tenants shall have first priority on the apartments. However, as a practical matter, the hiatus between the time the B.R.A. originally cleared the site and the date of completion of Camfield Gardens (and other redevelopment) was so great, that the original resi-

dents are long gone.

Regarding future development, any more intensive use of the site would involve clearance from the F.H.A., the B.R.A., the B.H.A., Fannie Mae, Jennie Mae, as well as interaction with the building inspection department, the Boston Tenant's Association, the Welfare Department, and the Tenants Organization of Camfield Gardens-organized by Bennington itself. In addition, F.A.R.'s have been maximized in this development. Therefore, if future development were attempted at Camfield, it would be a cumbersome undertaking.

Development Process

Time table





Site & Structures

Grouping of units.

Units of like type are stacked, in 3's as with 1 BR units (3-1 notation) or in 2's as with multiple bedroom apartments. 2-4 indicates stacked duplexes; these reach the limit for accessible height.

Addresses and orientation.

The addresses are numbered on Camden and Lenox Streets: Buildings 1,3,5 on Lenox and 2 and 4 on Camden. There seems to be little difficulty in locating units on the inside of the project (compared with those fronting on the street) because of the connectedness of the buildings.

Clusters of units are also color-coded green, red, and yellow on the metal infill panels above and below the windows. Buildings are color-linked by their association with an outdoor space: thus 1 and 2 are clustered, and 3 and 4; 5 is separate.

These colors do not seem to be important for locating or orienting oneself. The relations between buildings 1 and 2 are virtually a mirror image of 3 and 4; the parking lots and open spaces have few particular features, so the sense of place or identity is minimal.

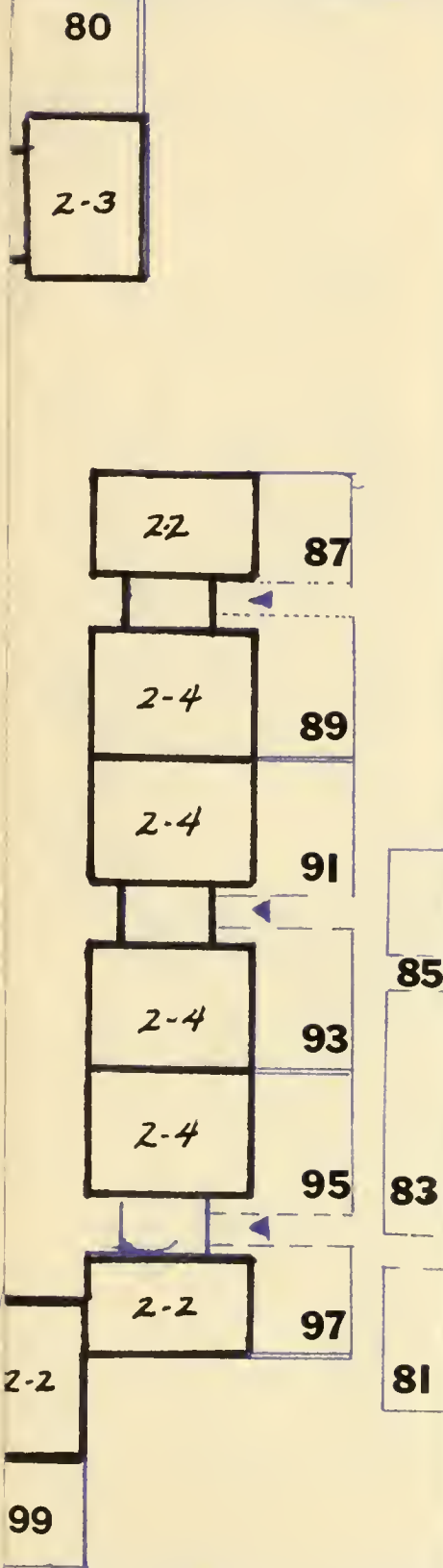
Structure and Exterior Finish.

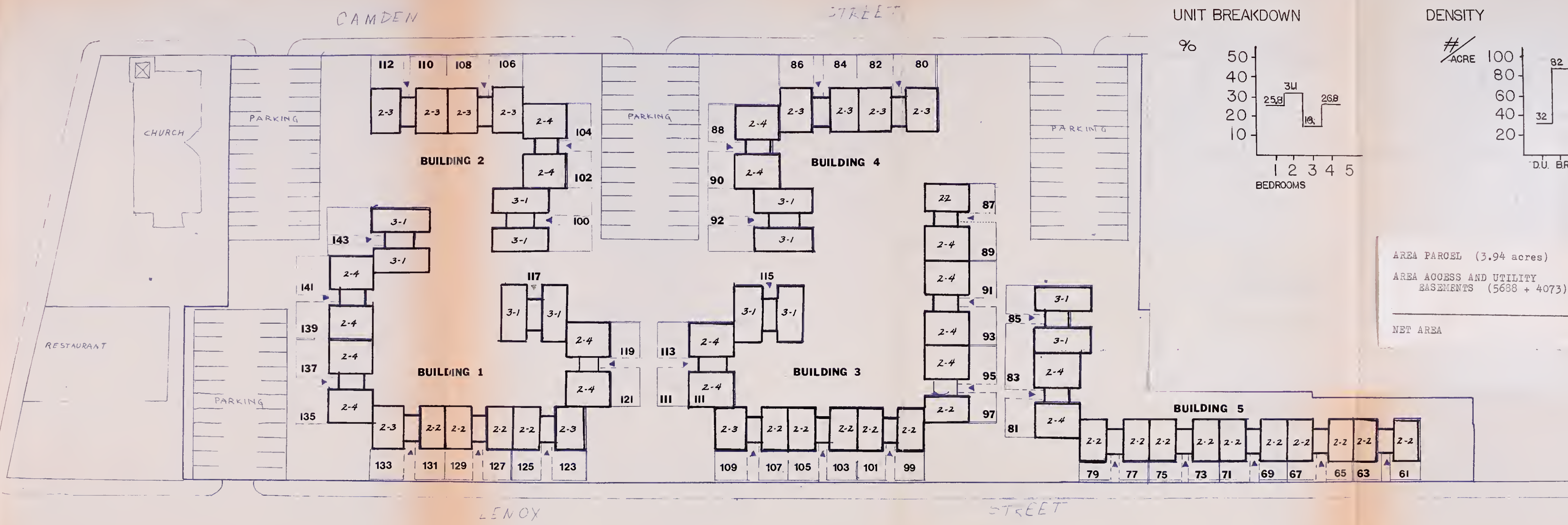
The buildings are constructed of precast concrete panels. The exterior finish is either grey-purple pebbled concrete (building faces) or plain concrete flat-finished (end walls). Metal panels above and below metal-framed windows are colored red, yellow, or green. Stair halls are metal framed and glass.

Physical Condition.

Aside from people-related problems (like broken windows in stairways), the project has been plagued by leaks. These occur on all floors, so re-roofing may not solve it. Responsibility for repair has been a legal dilemma, but since the causes have not been found, they remain a nuisance and maintenance problem.

Careless and sloppy construction was reported from BRA inspections; there was concern for settling of foundations and bad joints. Tenants moved in before a final check also.

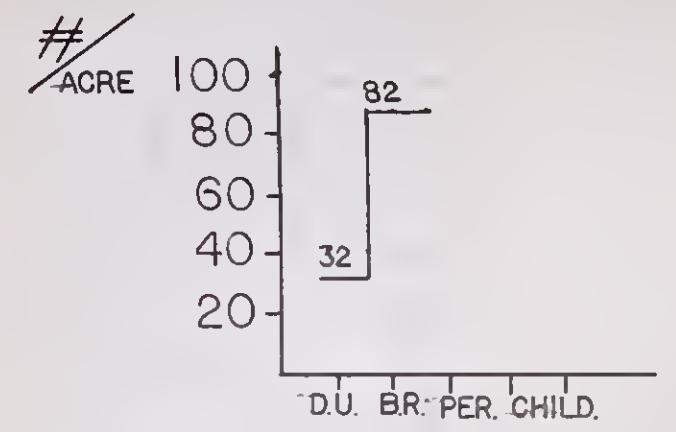
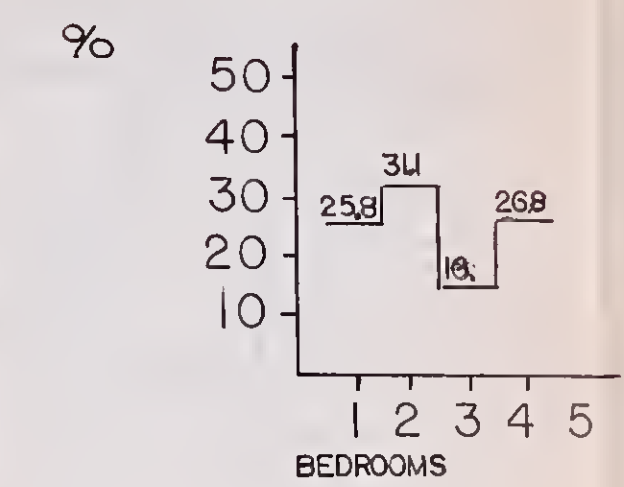




FLOOR AREA RATIO

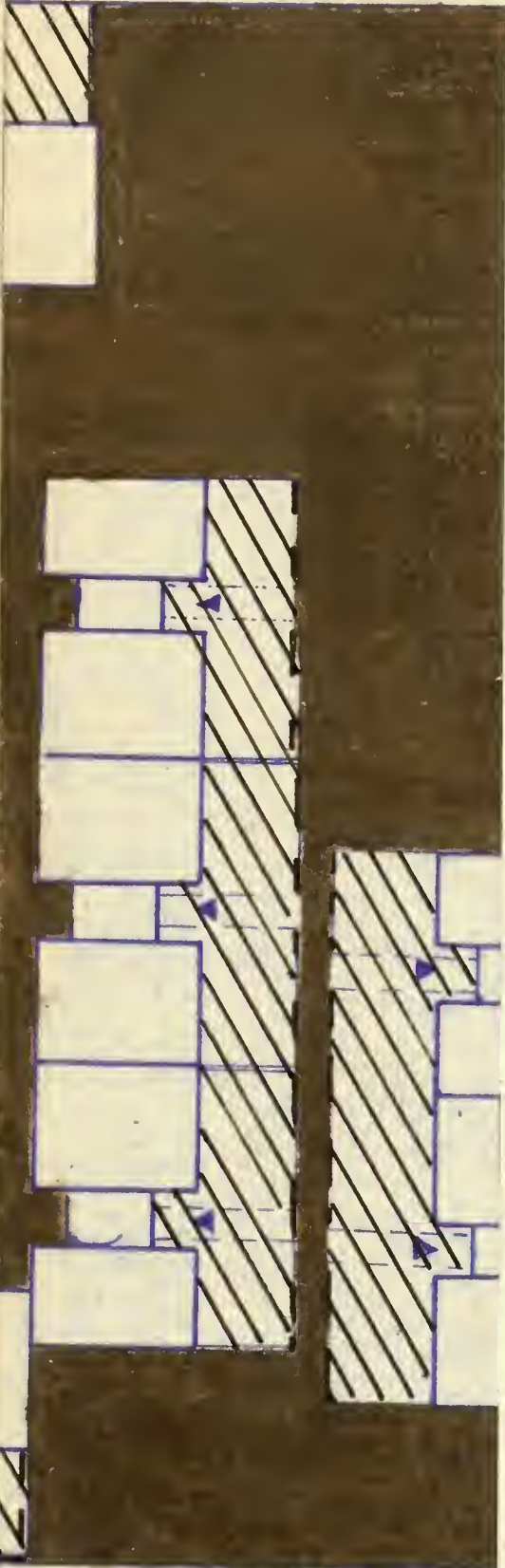
UNIT BREAKDOWN

DENSITY



| | |
|---|---------|
| AREA PARCEL (3.94 acres) | 171,722 |
| AREA ACCESS AND UTILITY EASEMENTS (5688 + 4073) | 9,761 |
| NET AREA | 161,961 |

Public/private Spaces

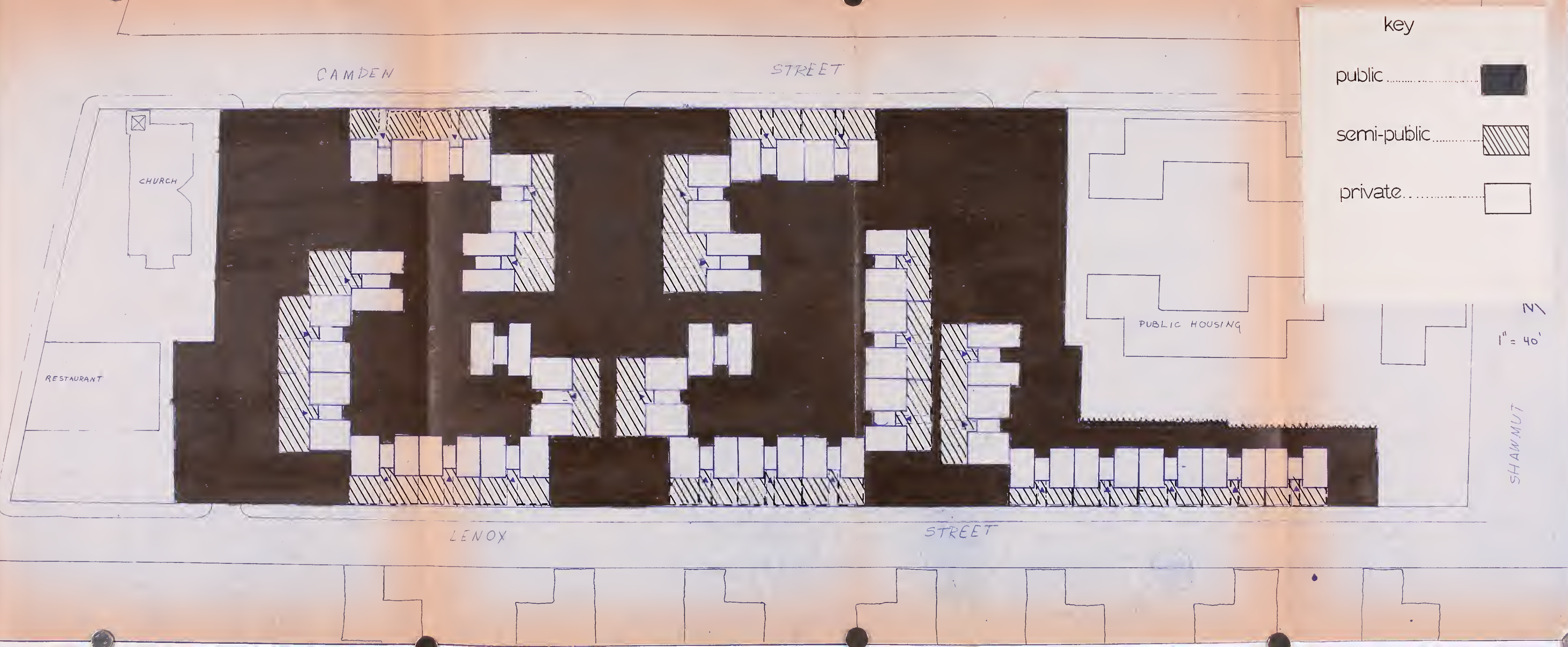


key

public 

semi-public 

private 



Surfaces

PARKING

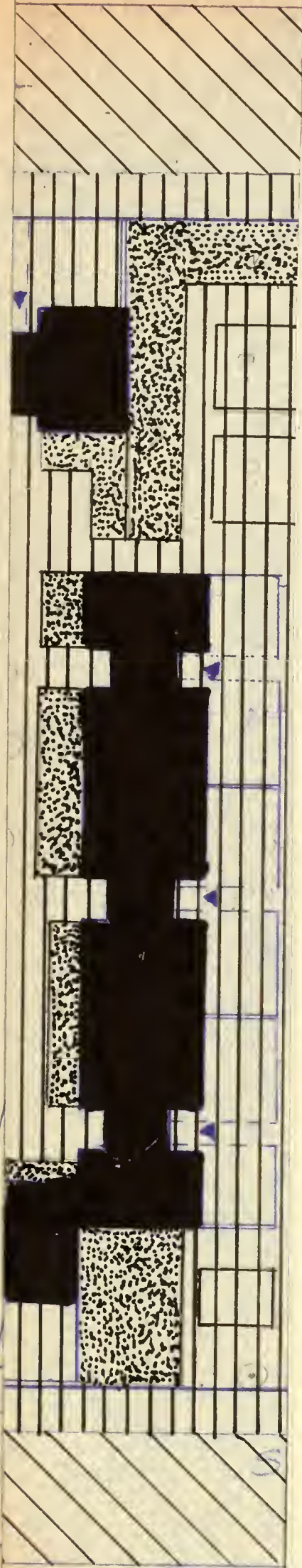
Included are all parking spaces and roads.
The material is asphalt.

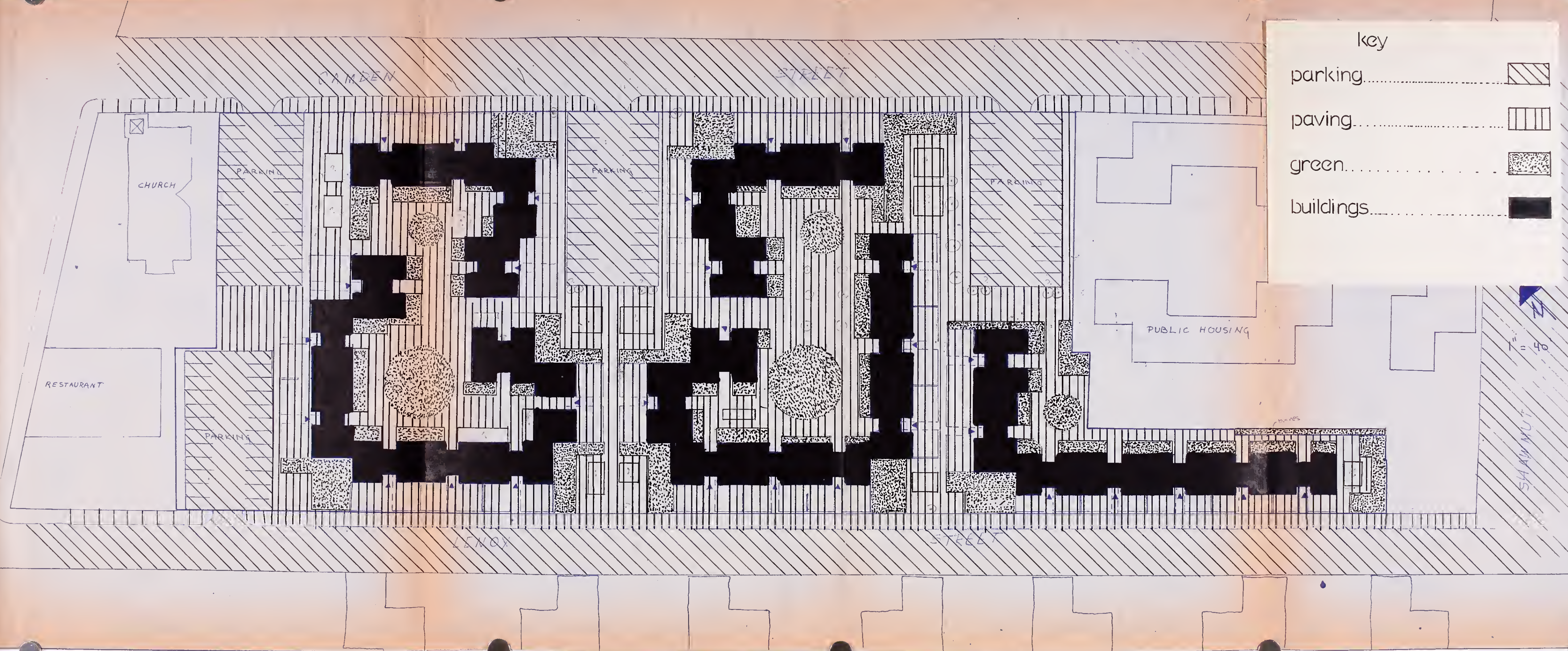
PAVING

This consists of all walkways and most yards. Many yards have a small strip of green in them, but it is not noticeable in the general texture of the site.

GREENERY

This includes grass, dirt, bushes, and anything that is not parking or paving. Much of the planted grass on the site has worn away leaving dust and dirt. Brick retainers around the trees have either disappeared or been removed.



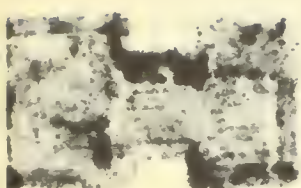


key

- parking.....
- paving.....
- green.....
- buildings.....

N = 40

SHAWMUT



Site Details

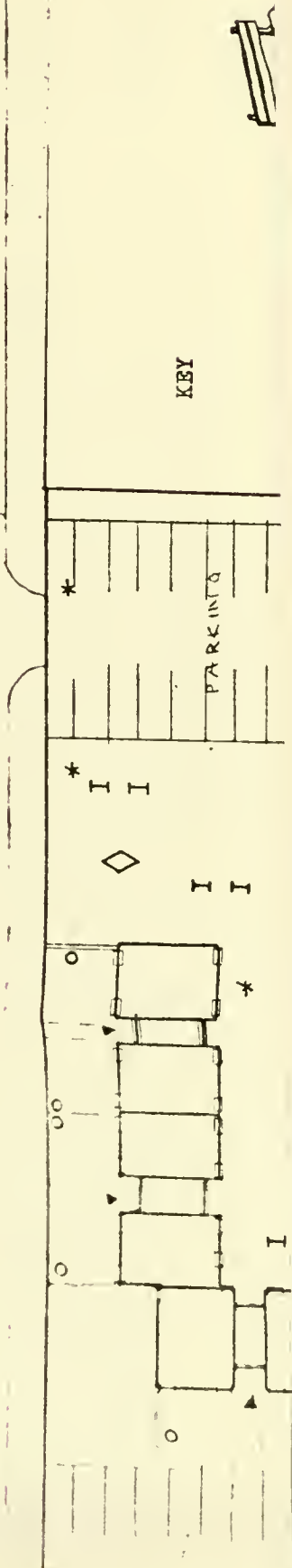
SITE DETAILS

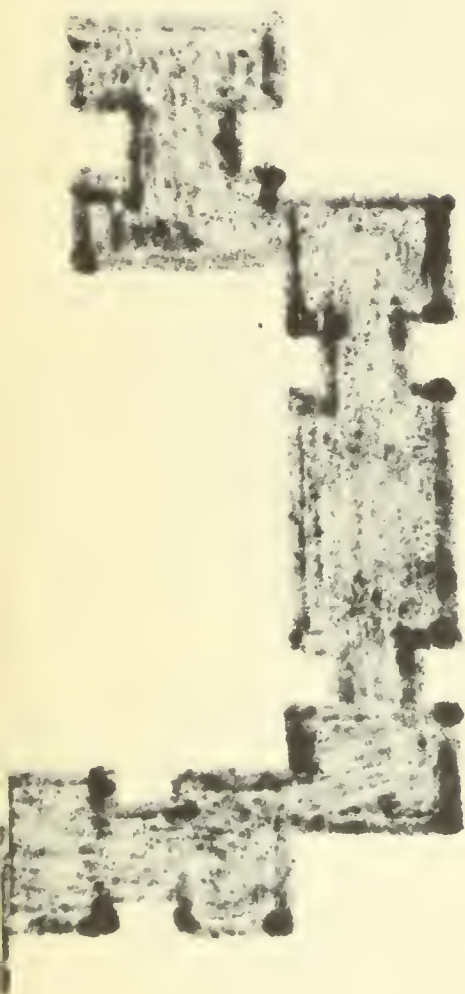
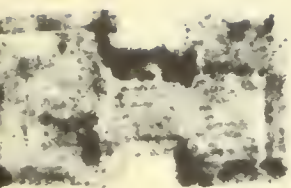
Play Equipment: There are five small pieces of play equipment. All are for climbing. Their inadequacy is highlighted when children are forced to use them to play basketball. One basketball backboard was put up after the site was completed but 1) was placed right in front of a fenced-in transformer, and 2) was poorly made so that the hoop shortly came apart.

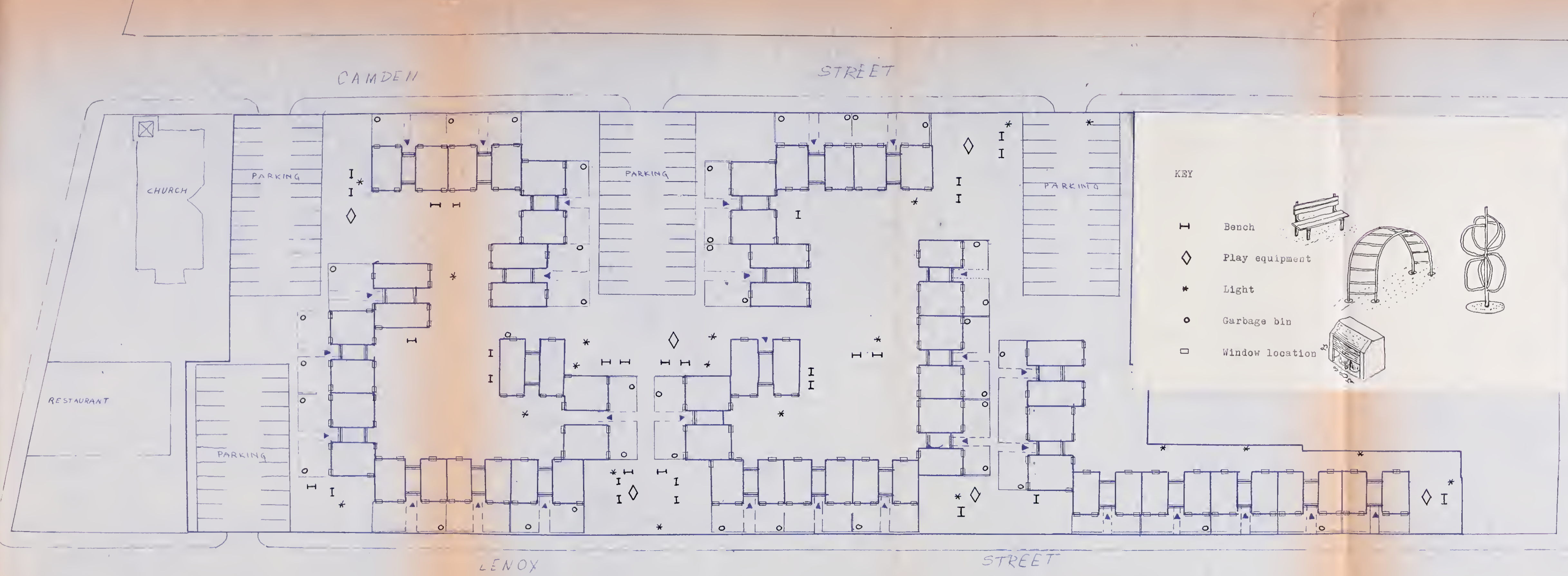
Garbage Bin: Each yard has a bin to store garbage cans. These generally work well, but the lids are heavy--so that several lids are continually left open. This allows garbage to be blown around.

Benches: Benches are located at each play-area and by the parking lots. They do not substitute, however, for the lack of stoops.

Trees: There are a large number of tiny trees, saplings and small evergreens. They are almost insulting, and are constantly and easily destroyed by children. Only one large tree remains







KEY

I

Bench

◇

Play equipment

*

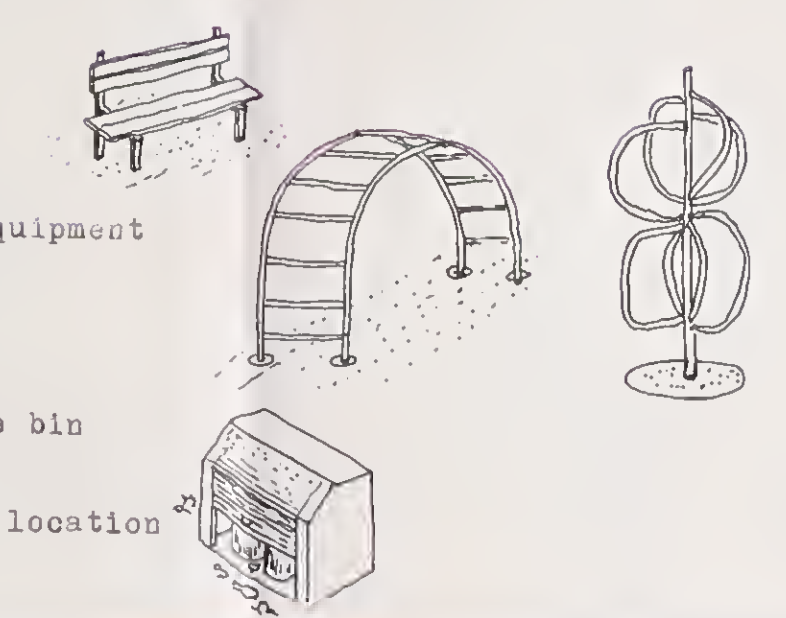
Light

○

Garbage bin

□

Window location



1" = 40'

SHAWMUT

Circulation, Fencing

CIRCULATION

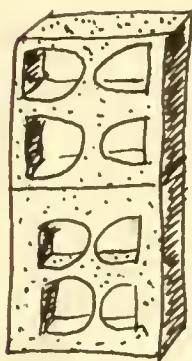
Circulation paths have cut corners accross most plats of grass, turning them into dirt. Two fences have been broken down to enable thru-circulation (at A & B).

Porches

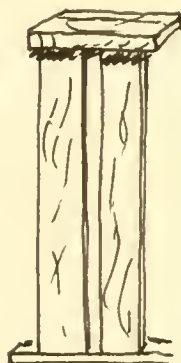
Front and back stoops are located in all of the common stairwells. They consist of one small concrete step and little else.

FENCES

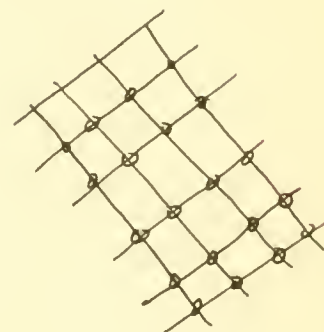
There are three types of fence on the site. The concrete block and the wooden fence are used to define semi-public areas.



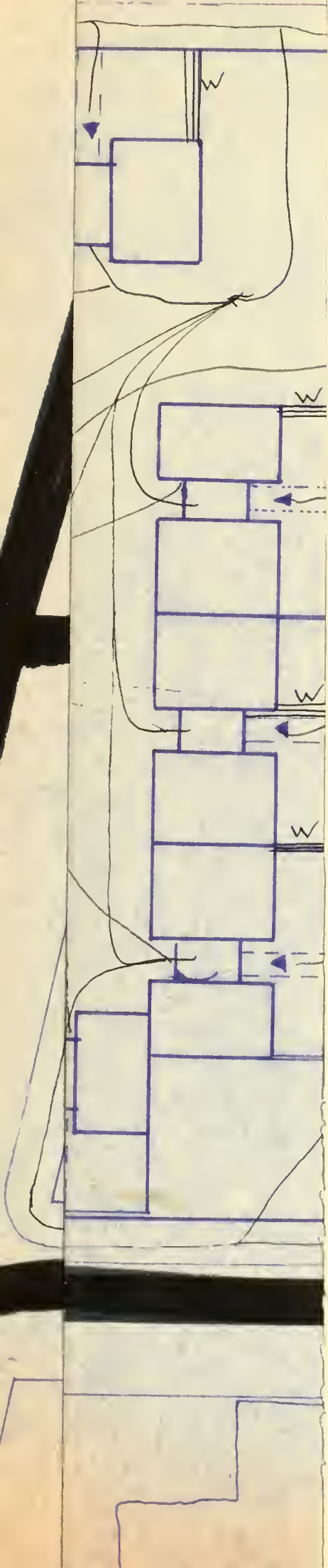
concrete



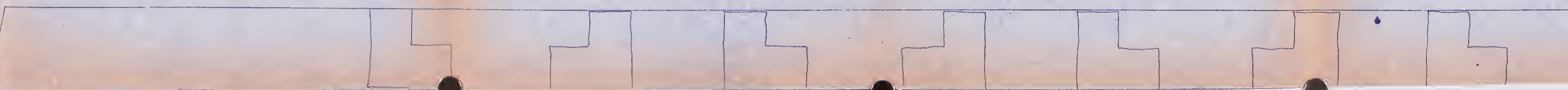
wood



cyclone



CAMDEN



SERVICES and ORGANIZATIONS

The approach taken on this part of the analysis of Camfield Gardens was to get information from the management, person in charge of the site and see that it runs right; the maintenance men, those who take care of the site; the tenants, those who live there.

Problems arose in:

1. trying to get enough tenants to question in order to get a feel for how tenants liked the site, any problems etc. as whenever visited the site, very few adults were out side to talk to.
2. never saw the maintenance on the site or in their office.
3. unable to talk to the manager more than once so whatever questions arose afterwards stayed unanswered.

Therefore in reading below info, keep in mind the restraints under which I had to operate.

A. Safety and Security

According to the manager, no physically dangerous areas exist while tenants mentioned glass missing from hallway windows through which children could fall; benches were missing slabs thus exposing supports, some of which broken, on which heads could be bumped.

Tenants and manager agree that the Roxbury area itself is dangerous from criminals, not the site alone. Some children have been chased by an old man, but he hasn't been seen in a while.

No breaks have been confirmed, but those tenants who mentioned breaks or attempts were first floor residents. A security system, locked outside doors etc., should have been installed from the beginning.

B. Trash and Garbage

The trash and garbage system consists of PM units (Slide top containers that house the barrels) from which the barrels are collected every Tuesday and Friday mornings by the maintenance men to be put on the sidewalk, then put back into the units after collection.

Almost every building has its own PM unit in the yard-the yard being the walled off area that's on the street side or closest to it). An exception are the 5 buildings on the lower end of Lenox Street who are without their own private yards (ie the wall between them is missing) and share 2-1/2 pm units (The units come in 2 sizes, the larger being about 10 feet and the smaller one being about 1/2 that).

Which size container is put where is dependant on how many bedrooms are in the building, therefore a large container can be seen with 4 floor duplexes while a 1/2 unit can be seen with 4 floor duplexes, 4 and 3 floor flats.

Decision as to where they were to be placed, and their size were dependant on convenience, economics. Therefore those 5 buildings that are sharing the 2 units could be because money ran out for the units or they are one bedroom apartments and few people live there. placement within the yards is either against the wall of the building or yard.

The manager feels this adequate, as do the tenants but would prefer a dumpster because it would "reduce manpower, be more useful, and healthier." (Comment- one tenant thought trash was collected once a week.)

C. Maintenance (office=115A)

At this present time there are only 2 men; at one time there were 3, but had to let one go because couldn't afford him. The manager thinks that 2 men could do the job, but because of where the site is, 3 men are needed, so they're doing as well as they possibly can.

1 man/67 apts. or 2/134 apts

Their tasks are routine-repair, police yards as much as they can, refinish apartments when empty, clean stoves, plumbing, electrical, sweeping etc. "It's a 24 hour job." Jobs that the maintenance can't do, other electrical service, put in plexiglass etc. are done by outside servicemen.

The men, according to manager, are very responsive- there's a 24 hour answering service and recording device; small items are repaired same day or within 24 hours; others they can't do are done by outside servicemen. If ask the tenants they don't agree and you can see why by looking at the site-trash everywhere, broken glass in the parking lots, broken windows.

The past year's budget was as follows:

| | |
|---|------------|
| Salary of maint. men | - \$13,000 |
| Supplies | 3,000 |
| Electrical | 66,000 |
| Water | 3,000 |
| Snow removal | 800 |
| Plumbing, glass, repair, decorating, misc. | 11,000 |

The main problem the management has at this

present time is a financial one thus not having enough money money to make extensive repairs-benches,walls; but more equipment-brush attachment to clean parking lot. Since closing,the problem has gotten a lot worse than they expected.

Relandscaping has been on 3 different occasions since closing,Jan.10,1972 - Fall,1971 (site occupied at this time), Spring,1972,Fall,1972 and due to be relandscaped soon. The first two times were done by landscapers; the last time by their own men in order to save Money. If people would only begin to use walkways instead of cutting through the grill area,relandscaping or not as much as has been needed in past will be needed.

Very thin trees were included in the landscape and because of their size they've been pulled on,beaten so that some are just stumps,while others are bending over. No money is available to have someone take them up permanently or take up and plant new and sturdier ones. They were put in just last spring.

Glass repair has been very costly so now whenever glass repair is needed,plexiglass will be put in-a timely operation.

Tenancy type - 221d(3); 44 units under leased housing.

D.Management and Owner

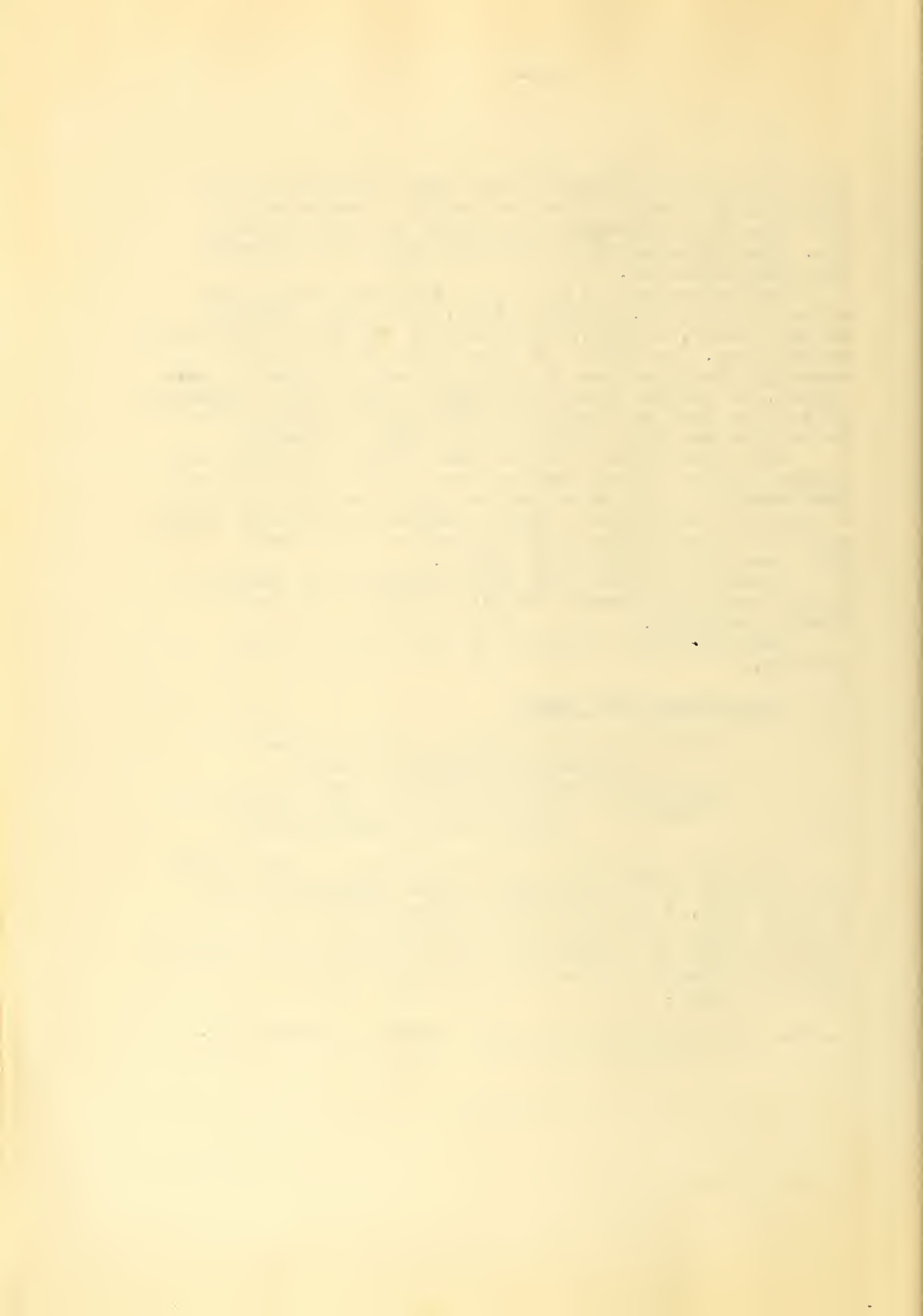
Owner - People's Baptist Church,corner of
Campden and Tremont Streets

Developer - United Community Development

Management - Bennington management Realty Co.,
Dennis Butts,tenant manager

If a new management is needed,whether tenants have influence or not in choosing the new management will show up then. A tenants organization out of People's Baptist Church does exist. A building representative for each building is chosen and they in turn with the management to state the common problems etc. about 3 or 4 times per year.

E. The only organization is the tenants organization.



Adaptations, Fit, Misfit

ADAPTATIONS

Sidewalks: The poorly-maintained sidewalks are used for parking and fixing cars.

Yard walls: Yard-walls are used for airing out rugs and for climbing.

Fences: Fences at the 'Shawmut' play area constituted a barrier to circulation between Lenox and Camden Streets. A slat has been removed from a wooden fence, and a wire fence has been bent down.

Dirt strips: Dirt strips in several yards have been protected by small low fences and have been planted.

Stairwell windows: Posters are displayed on the large stairwell windows.

MISFITS

Yard walls: The walls are too high to sit on, which would be their natural function along pedestrian path. While they may define territory and define out strangers, they also make social intercourse more difficult than would a wide path with stoops. Moreover, the place where they are really needed for safety is the hidden dead-end strip by the public housing project; but there are no walls there.

Windows on play areas: The laundry room adjoins the most actively used play area; but no windows face on the play area.

Similarly, blank walls adjoin most play areas, making supervision difficult.

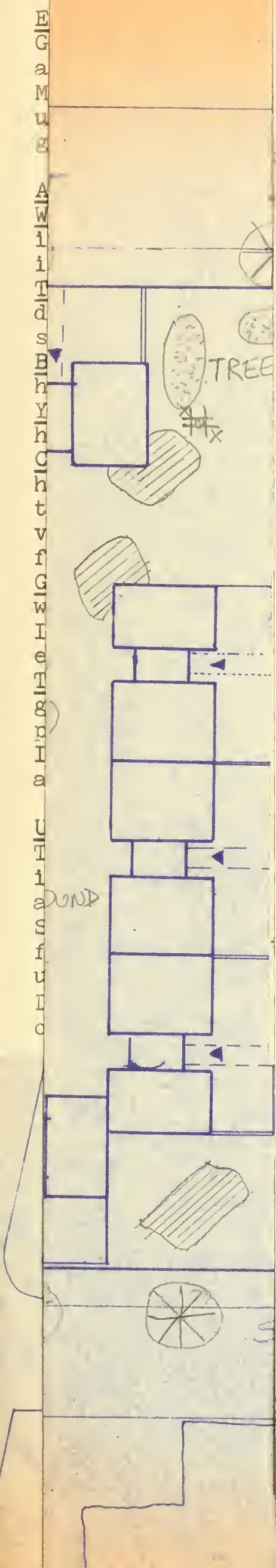
Trees: The tiny trees are insulting, and absurd given the number of small children. A few large trees would be far more desirable.

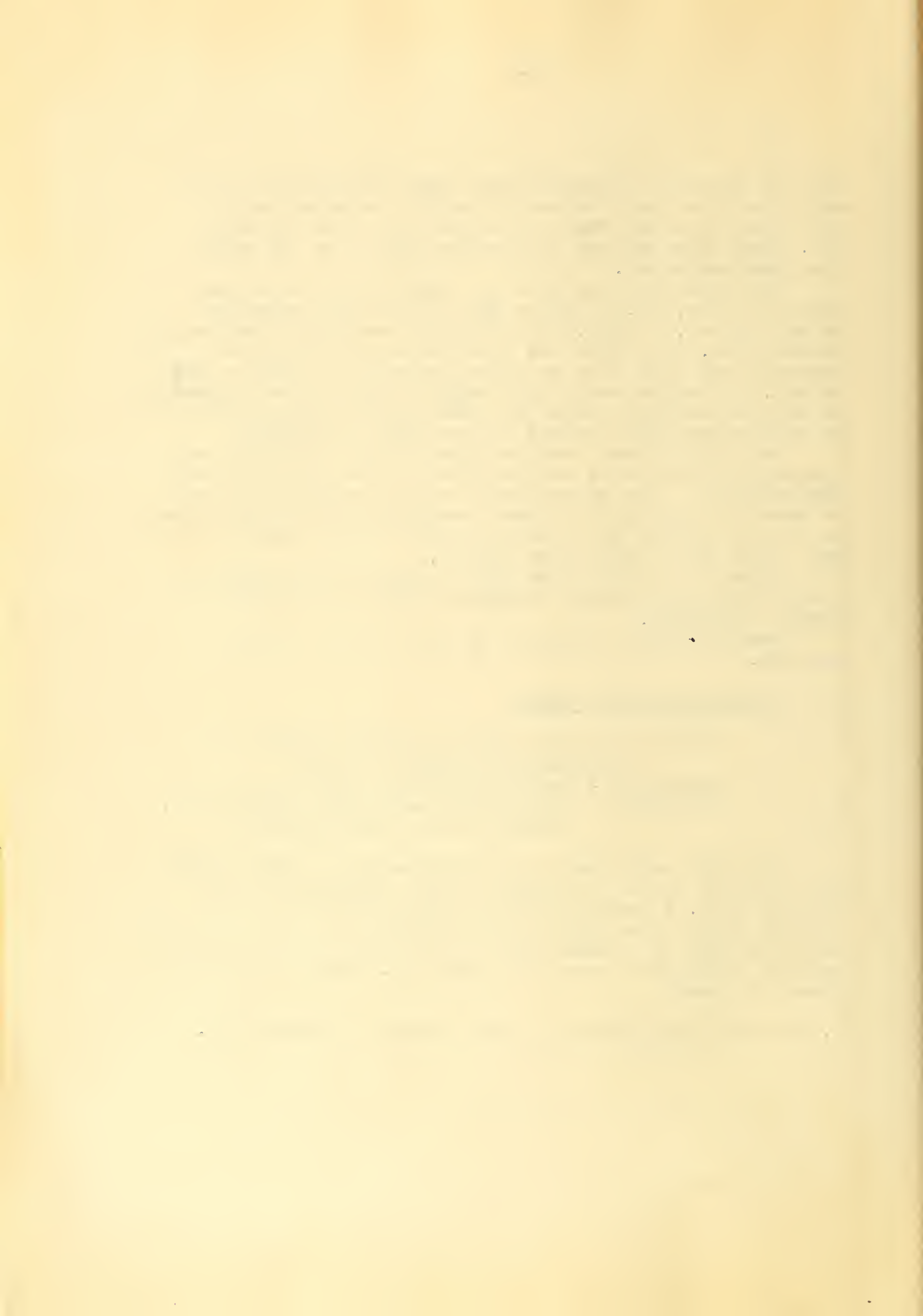
Mounds: The grass mounds in the interior courts are a foot off the ground -- too low to remain pastoral landscape, too high for convenient and continuous play.

Lamp-post: A lamp-post located right in the parking area near the public housing causes accidents.

Transformers: Transformers next to play areas become receptacles for balls; e.g. a transformer is right behind the basketball backboard.

Play equipment: There is insufficient and insufficiently varied play equipment for all age children.





EXCESSIVE WEAR

Grassy areas at corners have been used as shortcuts and worn out. Mounds in interior courts have been used as play areas, and much of the grass has worn off.

ABUSE

Windows: Four windows are broken, all in the semi-public stairwells, none in private units.

Trees: About half the trees have been damaged or totally cut out. The thin small trees are easy targets for children.

Benches: The slats in several benches have been broken and not replaced.

Yard walls: Concrete-block yard walls have been damaged at four locations.

Cars: Cars parked in the parking lots have an extraordinary number of flat tires. This may be attributed to vandalism or to temporary lack of funds for new tires.

Graffiti: Graffiti is found on the blank walls which adjoin all play areas. It is more a form of drawing and expression than of social abuse.

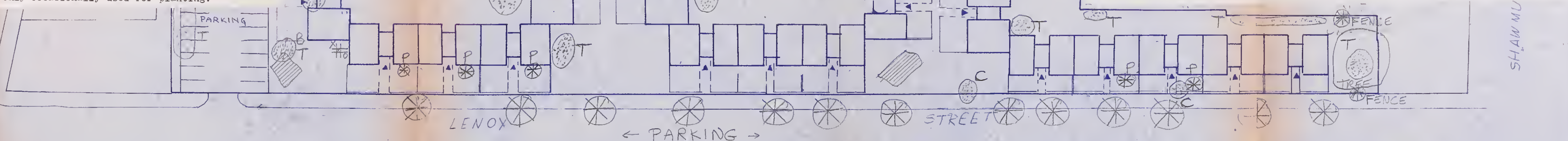
Trash: The semi-private yards are generally clean. Trash is trapped, probably by wind, in the interior courts. It is also found in the play areas adjoining the street.

UNUSED

The small play area closest to Shawmut is hardly used, as it is remote, hidden, and hard to get to.

Some of the yards, especially those fronting on adjoining streets, are little-used except for storing garbage cans.

Dirt strips, found in many yards, are only occasionally used for planting.





Activity Mapping

GENERAL:

Population: The large number of little children insures a considerable amount of activity throughout the project.

Paths for play: Play corresponds as much to paths as to places; paths are used for walking dogs, cycling, meeting friends. Paths draw children together; where the paths come together in the central parking lot is the major activity area of the project.

BUILDINGS:

Doorways: Doorways are meeting, sitting, and hanging-out spots for children. This is especially true in the interior courts where there are no 'yards'.

Windows: Children and adults look out windows constantly, producing excellent surveillance and supervision. The low buildings and oddly shaped spaces contribute to this.

YARDS:

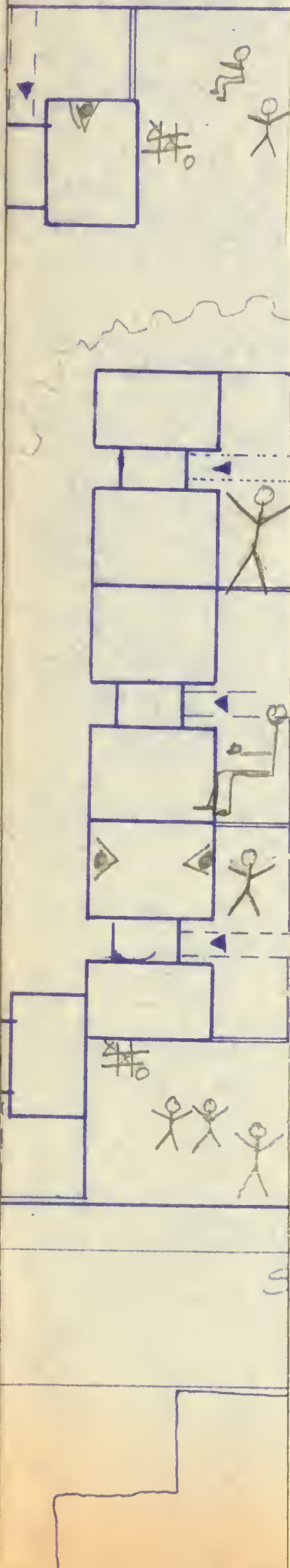
The yards are used for planting, for adults to sit on deck-chairs or stoop, for little children to ride tricycles or play ball, for hanging out, for children to climb on the walls. The most heavily used yards front on the parking lots or on other yards; those fronting on the street have little activity.

INTERIOR COURTS:

Interior courts are used primarily as a path. Occasionally little children play in them and on the mounds.

PARKING LOTS AND ADJOINING AREAS:

These are the focal points of activity: buildings center around them, they are the largest spaces, paths lead into them. The lots themselves are used for running around and for writing in chalk. The surrounding sitting areas and yards are used for ball-playing, hanging-out and riding bicycles.





SMALL PLAY AREAS:

The small play areas have trees, benches, and a piece of climbing equipment--all of which are used occasionally for desultory play or destruction. Areas alongside parking lots are used most consistently; one area along Lenox Street is also used for children's play. The remote area near Shawmut is rarely used. The grass in these areas turns to dirt and accumulates debris, trees are mutilated, and the blank walls are used for drawing (since they cannot be used for ballplaying, what with grass in front of them).

SIDEWALKS AND STREETS: The designer has succeeded in minimizing activity on the bordering streets. The poorly-maintained sidewalks with cars parked on them are not conducive to play or walking.

PATTERN:

The map suggests four centers of activity: three parking lots are centers for the surrounding buildings, while a small play area on Lenox Street is the center for that tail of the project.



SUMMARY: QUALITIES

The predominant visual quality of Camfield Gardens is barrenness. The surfaces of buildings and grounds are hard and rough: concrete, exposed aggregate concrete, asphalt. The proportions of the buildings make them appear vertically attenuated; their relative flatness or lack of relief reinforce this apparent tallness. The concrete block walls which define the entrances and the public walkways are too high to sit on and contribute to the rough texture of the place. The definition they provide seems to function well as a territorial boundary, but in most cases the quality of the inside, private space between the walls and the buildings is the same as that outside -- asphalt and dirt, unfeatured space.

What is left of the landscaping (dangerous spikes of sawn-off 1-2" diameter saplings, litter-strewn grass) gives the place a bedraggled appearance. In comparison, the one or two large leafy trees which belong to the neighboring housing projects impart a homey, substantial quality. In Camfield Gardens, the site detailing (benches, play equipment, lighting, etc.) is meager and scattered. The courts do not seem to focus or to define individual spaces outdoors.

Nevertheless, children play everywhere. Tenants hang out the windows and call across outdoor spaces to each other. The camaraderie among tenants can perhaps be attributed to their sharing the same project, but certainly also to their shared problems: neighborhood crime, hassles with the management and government agencies over occupancy laws, and the invention of measures to stop the continual inundations of apartments due to the leaky structures. Though there was little visible evidence of tenants' having claimed the place as their own (a few latent gardens were all that could be seen), our few contacts with the tenants indicated that their territory outside their apartments was the project as a whole, perhaps even the surrounding urban neighborhood. With that they share the problems of poverty, of urban renewal and relocation, and a host of other ills germane to life in that part of the city.



DEVELOPMENT OBJECTIVES AND CONTROLS

SOUTH END URBAN RENEWAL AREA
PARCEL 22

I. The developer is obligated to become familiar with and adhere to all requirements of the South End Urban Renewal Plan dated September 23, 1965. Attention is particularly directed to the following references:

- Chapter II: OBJECTIVES
 - Section 201: Basic Objectives
 - 202: Planning and Design Concept
 - 203: Planning and Design Objectives
- Chapter VI: LAND USE, BUILDING REQUIREMENTS
AND OTHER CONTROLS
 - Section 601: Proposed Land Use
 - 602: Land Use and Building Requirements
 - 603: General Requirements and Definitions
 - 605: Alternate Land Uses
 - 607: Interpretation
 - 608: Duration of Requirements
- Chapter VII: DEVELOPER'S OBLIGATIONS
 - Section 701: Applicability
 - 702: Compliance with Plan
 - 703: Design Review
 - 704: General Obligations
 - 705: Disposition by Developer
- Chapter XI: ANTI-DISCRIMINATION PROVISIONS
- Chapter XII: MODIFICATION AND TERMINATION

II. Site Development Program

A. Site Data:

1. Area: Parcel 22; approximately 158,400 sq. ft.
(Parcel boundaries, dimensions and areas are based on planimeter measurements and are approximate pending final parcel disposition drawings.)

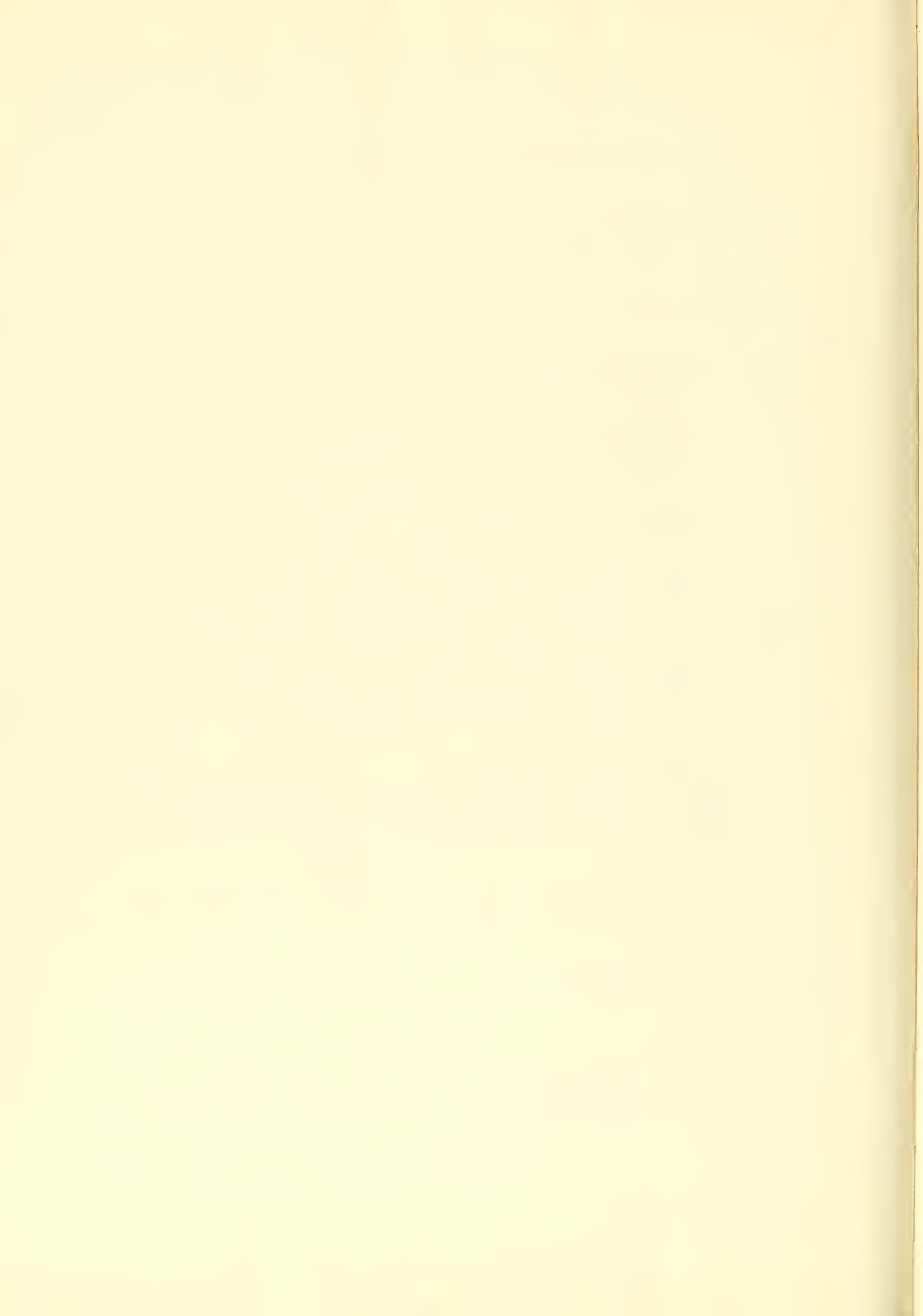
2. Size of Parcel: Parcel 22; the average depth, from Tremont St., is 670 ft. and the average width between Camden and Lenox Sts. is 270 ft. (See Disposition Parcel Map.)
3. Location: Parcel 22 is located between Tremont, Camden and Lenox Sts., Brannon-Harris Way and the public housing development at the corner of Shawmut Ave. and Camden St. Excluded from this parcel's area will be a) Estelle's Restaurant on Tremont St. and b) the People's Baptist Church on Camden and Tremont Sts. (See Disposition Parcel Map.)
4. Zone District: Fire Zone: 1
Proposed: H-3, L-2 along Tremont St.
Existing: H-2, L-2 along Tremont St.
5. General Physical Features, Topography and Soil Conditions: Generally speaking the topography rises moderately from the peripheral streets, Camden and Lenox, to the center of Parcel 22 near existing Northfield Street. The topography drops, however, immediately west of Camden St. before rising again to existing Northfield St. The site is composed of 3 - 8 feet of miscellaneous fill over clay and sand. Existing soil data and exploration borings indicate that for the most part piles will be required for structures greater than 2 stories in height. See attached information on existing soil data and exploration borings.

B. Permitted Uses: The principal use shall be residential. A subsidiary local commercial and/or office use is permitted but limited to the ground floors of structures fronting on Tremont St.

C. Urban Renewal Plan and Design Controls:

- X — 1. Minimum Setback Requirements:
- | | |
|--------------------|--------|
| Tremont Street: | 20'-0" |
| Camden Street: | 10'-0" |
| Abutting Property: | 20'-0" |

- X — 2. Minimum Useable Open Space: 100 Sq. Ft. per dwelling unit (on ground, deck or balcony).
- X — 3. Maximum Building Height: Principal buildings shall be not less than 24 feet in height nor more than 40 feet in height.
- X — 4. Maximum Floor Area Ratio: Shall not exceed 3.0.
- X — 5. Housing Type: Multi-story apartment, stacked duplex, row type attached or cluster. Fire-proof construction. Building and Zoning Codes must be recognized. However, reasonable variances may be obtained by procedures outlined in the respective codes.
6. Dwelling Unit Controls:
- a. F.H.A. regulations and State and Local Building Codes must be observed or appropriate variance procedures observed.
 - b. The dwelling units must provide a good standard for living, be well lighted, and be efficient, flexible and adaptable in plan.
 - c. The dwelling units may have a maximum "walk-up" of two flights; dwelling units with more than two flights of stairs above the entrance level must be served by elevators.
*25 flights
- 3 floors*
 - d. Provision must be made for horizontal and vertical sound control.
 - e. The following appliances are to be provided in each unit:
 - range
 - refrigerator
- X — Space and rough plumbing as required for the following appliances are to be provided in each dwelling unit of two or more bedrooms:
 - washer
 - dryer.*enforced
50%
low income?*



- f. Utilities: The developer must make all connections for utilities underground.
- g. Where dwelling units are to be constructed under rent supplementation and/or P.H.A. programs, all standards, controls and regulations applicable shall be adhered to.

D. Planning and Design Objectives: It is intended that Parcel 22 provide a large number and variety of dwelling units at moderate income levels. Its design should be distinct from the public housing adjacent to the site and on Lenox Street and should avoid an institutional character. Moreover, the design of the sites should be consistent with the existing scale, form and materials of the South End.

1. Building and Site Design:

a. Existing and proposed adjacent Conditions include:

- 1) Proposed new housing along the northeastern side of Camden Street;
- 2) Existing public housing adjacent to site and to the southwest, across Lenox Street;
- 3) The existing People's Baptist Church at Camden and Tremont Streets as well as the existing commercial structure adjacent to the site which faces Tremont Street;
- 4) Proposed residential and commercial uses to be constructed on the northwest side of Tremont Street;
- 5) A proposed playground and school southwest of Shawmut Avenue and Lenox Street;
- 6) Proposed improvements to Tremont Street that will provide a landscaped median strip and create a boulevard character.

- b. Building Massing-Facade-Orientation: New buildings should be consistent with the existing design quality of the South End, proposed new development to the northeast, on Camden Street, and recognizing adjacent public housing. Buildings should be placed so as to provide a continuous facade along Camden Street. Breaks in the facade for vehicular or pedestrian access should be minimized. Entrances to these structures should be from Camden Street. A continuous facade is acceptable but not required along Lenox Street, where the design should strive to integrate the public housing with the design character of the South End and with the design of this parcel. Similarly, every effort should be made to integrate the public housing at the corner of Camden and Shawmut with the design and development of this site.

- X ——— c. Density: Residential density shall not exceed 40 D.U.'s per acre.

- X ——— d. Bedroom Distribution: In attempting to meet the relocation and social needs of this area, the following distribution should be used as an objective:

Efficiency

1 B.R.

2 B.R.

3 B.R.

4 B.R. or more.

- e. Open Space: Private outdoor space for each unit of family housing should be provided. It may be in the form of balconies and/or roof terraces as well as yards. Appropriate outdoor sitting areas for joint use by all residents should be provided as well as children's play areas convenient to family units. While the site lends itself to interior open space, it is desirable that these common areas be visually near, or related to, the front entrances of the buildings

in order to reinforce the existing activity patterns in the South End.

- f. Related Site Improvements: In addition to normal site landscaping and site improvements, the developer is obligated to allocate not less than (1%) of the total construction cost for site amenities (art work, street furniture, lighting, play areas, etc.) as required by the South End Urban Renewal Plan.
- g. Safety: The development, its units and facilities, should assure maximum safety for occupants and users of the site. Care must be taken in the design and location of walkways, lighting, building fenestration, etc.
- h. On-site Circulation: Circulation on the site should separate vehicular and pedestrian movements. Driveways and parking areas must be safe and commodious according to engineering and design standards. Parking streets and other rights-of-way which will be maintained by the City must also conform to the design criteria for residential and parking streets as stated by the City of Boston Public Works Department.
- X ——— i. Pedestrian Access: Readily identifiable pedestrian access to and through the site shall be provided from all streets, especially at points near to or opposite pedestrian paths on adjacent sites. Paths to and from parking areas, etc. shall be provided from building entrances.
- j. Vehicular Access: Vehicular access from Camden Street should occur at no more than two locations and at no more than three locations from Lenox Street.

- k. Parking: Parking should be located as closely as possible to individual dwelling units. Parking areas and access to them should minimize breaks in the Camden Street building facade. Parking should not be provided in the form of large lots which create large, paved open areas that detract from the desired urban quality for the site. They should be suitably shielded from other site improvements as well as lighted and landscaped.

1. Service Functions:

- 1) Garbage and Refuse: Appropriate sanitation standards and ordinances are to be observed. Provision should be made for easy access to and from each unit for collection, and for locating and shielding garbage and refuse receptacles so as to avoid offensive nuisances.
- 2) Fire and Emergency Access: Appropriate access must be provided in accordance with State and City Building Codes.
- 3) Deliveries: Appropriate access and space for such functions as moving, mail and parcel deliveries, etc. should be provided.
- 4) Storage: Private storage facilities for each dwelling unit, as well as storage for general maintenance equipment, must be provided.
- 5) Fencing: Fences, where required to allow privacy for tenants and to shield service functions. Permanent, durable, low maintenance materials are preferred; wire fences are discouraged.

III. Processing through other Agencies:

Submissions must either conform to all requirements or observe due process for obtaining variances from all appropriate review agencies.

IV. Design Review Process and Developer's Submission Requirements

A detailed statement of the design review process and the developer's submission requirements is attached. Generally speaking, submissions should be kept simple. Use of elaborate renderings or models at the earliest stage of development is discouraged.

V. B.R.A. Staff Contacts:

Inquiries with respect to disposition and legal matters should be directed to Director of Community Development, Mr. James Dolan.

Inquiries with respect to design matters should be directed to Director of Urban Design, Mr. Charles G. Hilgenhurst.

VI. Information Available to Developers:

The following items of information are attached for the use of the developer:

1. South End Urban Renewal Plan and attached Urban Renewal Maps.
2. Statement of Development Objectives and Controls, ~~(with accompanying Site Diagrams)~~
3. Statement of Design Review Process.
4. Preliminary Disposition Parcel Map @ scale 1" = 100'.
5. Existing soil data and exploration borings (except from the preliminary engineering survey).

The following items of information will be forwarded to the developer when they are available:

1. Disposition Parcel Map @ scale 1" = 40' showing bearings and distances for the parcel boundary.
2. Draft Disposition Agreement.
3. Engineering Survey Maps of the Area @ scale 1" = 40' showing utilities, street lines, property lines, contours @2'0" intervals with spot elevations.

ACCOPRESS®

NO. 2507

| | |
|--------------|------------------|
| BF-RED | BL-GOLD |
| BG-BLACK | BQ-PALM GREEN |
| BD-LT. GREY | BX-EXECUTIVE RED |
| BP-LT. GREEN | BR-BROWN |
| BU-LT. BLUE | BA-TANGERINE |
| BY-YELLOW | BE-ROYAL BLUE |

SPECIFY NO. & COLOR CODE

ACCO INTERNATIONAL INC.
CHICAGO, ILLINOIS 60630

49¢

